



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 12, 2015 **REPORT NO.** PC-15-029

ATTENTION: Planning Commission, Agenda of March 19, 2015

SUBJECT: T-Mobile – Community Congregational
PROJECT NO. 375891. PROCESS 4.

**OWNER/
APPLICANT:** COMMUNITY CONGREGATIONAL CHURCH OF PACIFIC BEACH/
T-MOBILE WEST CORPORATION

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) at 2088 Beryl Street, within the Pacific Beach community plan area?

Staff Recommendation: APPROVE Conditional Use Permit No. 1435864 and Planned Development Permit No. 1435865.

Community Planning Group Recommendation: The Pacific Beach Planning Group voted to recommend approval of this project, 11-1-2, at their December 2, 2014 meeting (Attachment 12). The minutes indicate that the group has concerns that some of the trees required as part of AT&T's WCF, located adjacent to T-Mobile's project, have died. Staff is contacting AT&T to address this issue.

Environmental Review: This project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from CEQA, per State Guidelines, Section 15301 (Existing Facilities). The environmental exemption determination was made on February 3, 2015 and the opportunity to appeal this determination ended February 18, 2015 (Attachment 7).

Fiscal Impact Statement: T-Mobile West Corporation is the Financially Responsible Party responsible for costs associated with the processing of this application.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.

BACKGROUND

T-Mobile – Community Congregational is an application for a Conditional Use Permit (CUP) and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project is located at 2088 Beryl Street on the Community Congregational Church property. The project is located in the RM-1-1 zone, within the Pacific Beach community plan area. The site is generally surrounded by residential uses and Kate Sessions Elementary School to the east (Attachments 1, 2, 3, and 4). WCFs are permitted in residential zones with a non-residential use where the antennas are located less than 100-feet from the property line of an elementary school with a CUP. The project is located within the RM-1-1 zone side setback, which is permitted with the processing of a PDP, Process 4.

This WCF consists of two 30-foot tall light standards, supporting three panel antennas. A 160 square-foot equipment enclosure contains equipment associated with the antennas. The WCF is existing and was originally approved under project number 20690, which was issued October 30, 2003, and is now expired. The current application is for a new permit to continue operating a WCF at this location. This application is subject to the current Land Development Code regulations. No changes are proposed to the WCF.

AT&T Mobility also operates a WCF on this property, which consists of a light standard supporting antennas, a 30-foot tall monocypress tree concealing antennas, and an equipment enclosure.

The WCF Regulations and Council Policy 600-43 encourage wireless providers to locate WCFs away from residential and other sensitive uses by providing lower permit process levels in commercial and industrial zones. WCFs located in commercial and industrial zones are permitted with Process 1 (Staff-level) approvals, whereas WCFs located in a residential zone with a residential use are permitted with a Process 4 (Planning Commission) approval. As this particular project is located in a residential zone with a non-residential use where the antennas are less than 100-feet from the property line of an elementary school use, a CUP is required. While the WCF is not located in one of the *most* preferred locations, the design of the facility is able to effectively integrate the antennas with the surrounding neighborhood and provide wireless coverage to the surrounding residential uses in an unobtrusive manner.

WCFs are required to “use all reasonable means to conceal or minimize the visual impact of the WCF through integration...” Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. With this project, the antennas are mounted to two 30-foot tall light standards, located on a slope adjacent to the church. Equipment associated with the antennas is located in a building, located adjacent to existing church buildings. The antennas are able to blend in well with the light standards as typical vertical elements. While the top of a slope is not the most common location for light standards, due to the adjacency to the elementary school and the line of existing trees, they do not appear out of place and blend in with the surroundings.

DEVIATION:

One deviation to the development regulations is requested as part of this project. The light

standards supporting antennas are located within the RM-1-1 zone side setback. This deviation is being permitted with the processing of the corresponding PDP. The location of the antennas is located at the top of a slope, enabling T-Mobile to provide coverage within the surrounding community. While the light standards are located in the setback, they are also situated in an existing line of landscaping, which allows them to integrate with the surroundings.

Community Plan Analysis:

While the Pacific Beach Community Plan does not specifically address WCFs, the City's General Plan addresses WCFs in UD-A.15 as follows:

Minimize the visual impact of wireless facilities.

- a) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b) Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
- c) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

The antennas associated with this WCF are mounted to two 30-foot tall light standards in an existing line of trees. The design of this facility allows the provision of wireless service to the surrounding school and residential uses in a way that is respectful of, and visually compatible with, the surroundings. Equipment associated with the antennas is located in an enclosure adjacent to existing church buildings, not readily visible from the public right-of-way. The project has been designed to be compatible with the neighborhood context and will not adversely affect the applicable land use plans.

Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of CUP No. 1435864 and PDP No. 1435865.

ALTERNATIVES

1. Approve of CUP No. 1435864 and PDP No. 1435865, with modifications.
2. Deny of CUP No. 1435864 and PDP No. 1435865, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Alex Hempton, AICP
Development Project Manager
Development Services Department

VACCHI/AFH

Attachments:

1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of (Environmental) Exemption
8. Photo Simulations
9. Site Justification and Coverage Maps
10. Photographic Survey
11. Project Plans
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology
15. Notice of Planning Commission Hearing



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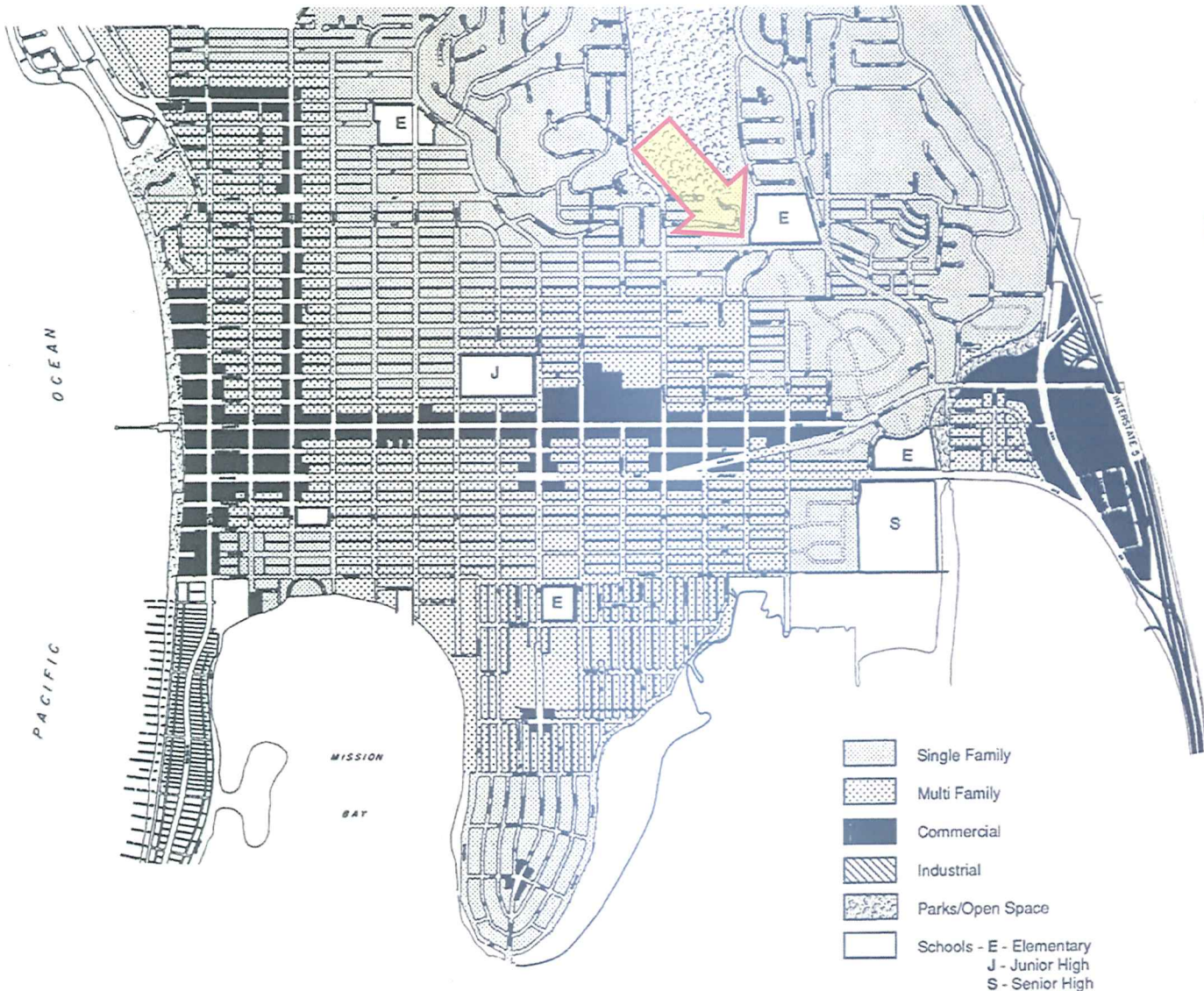
ATTACHMENT 1



Aerial Photo

T-Mobile – Community Congregational – Project Number 375891

2088 Beryl Street



Community Land Use Map
Pacific Beach Community Plan

1
FIGURE



Community Plan Land Use Designation

T-Mobile – Community Congregational – Project Number 375891

2088 Beryl Street

Designated as
 Residential



Project Location Map

T-Mobile – Community Congregational – Project Number 375891

2088 Beryl Street



PROJECT DATA SHEET		
PROJECT NAME:	T-Mobile – Community Congregational	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of antennas mounted on two 30-foot tall light standards with equipment located in a 160 sq. ft. enclosure.	
COMMUNITY PLAN AREA:	Pacific Beach	
DISCRETIONARY ACTIONS:	Conditional Use Permit (CUP) and Planned Development Permit (PDP)	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: RM-1-1 HEIGHT LIMIT: 30' FRONT SETBACK: 15'/20' SIDE SETBACK: 5'/8' REAR SETBACK: 15'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, RS-1-4	Residential
SOUTH:	Residential, RS-1-7	Residential
EAST:	Educational, RM-1-1	Elementary School
WEST:	Residential, RS-1-7	Residential
DEVIATIONS OR VARIANCES REQUESTED:	Deviation to the RM-1-1 zone side setback.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Pacific Beach Planning Group voted 11-1-2 to recommend approval of this project at their December 2, 2014 meeting.	

**CONDITIONAL USE PERMIT NO. 1435864
PLANNED DEVELOPMENT PERMIT NO. 1435865
T-MOBILE – COMMUNITY CONGREGATIONAL
PROJECT NO. 375891
PLANNING COMMISSION**

WHEREAS, COMMUNITY CONGREGATIONAL CHURCH OF PACIFIC BEACH, Owner, and T-MOBILE WEST CORPORATION, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit Nos. 1435864 and 1435865);

WHEREAS, the site is located at 2088 Beryl Street in the RM-1-1 zone of the Pacific Beach Community Plan;

WHEREAS, the project site is legally described as: All that portion of Acre Lot 22, of Pacific Beach, according to the Amended Map thereof No. 854, filed in the Office of the Recorder of the County of San Diego;

WHEREAS, on February 3, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on March 19, 2015, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1435864 and Planned Development Permit No. 1435865 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated March 19, 2015:

FINDINGS:

Conditional Use Permit - Section 126.0305

1. The proposed development will not adversely affect the applicable land use plan;

While the Pacific Beach Community Plan does not specifically address WCFs, the City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The three (3) antennas associated with this WCF are to be mounted to two (2) 30-foot tall light standards. The antennas are concealed within “radomes” (radio-frequency transparent antenna

screens). The light standards are located at the top of a slope, in a landscaped area containing trees, which help to screen and integrate the light standards. Equipment associated with the antennas is located in an enclosure adjacent to the church, which is not readily visible from adjacent properties or the public right-of-way.

The design of this WCF is integrated with the surroundings and respectful of the neighborhood context. The proposed WCF complies with the City's Land Development Code, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare; and

This project consists of three (3) panel antennas mounted to two 30-foot tall light standards. Equipment associated with the antennas is located in an equipment enclosure adjacent to existing church buildings. The project is located at 2088 Beryl Street in the RM-1-1 zone of the Pacific Beach community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code; and

WCFs are permitted in residential zones, with a non-residential use, where the antennas are located less than 100-feet from the property line of an elementary school with the processing of a CUP, Process 3. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." Three (3) panel antennas will be mounted to two (2) 30-foot tall light standards. Equipment associated with the antennas will be

located in an enclosure adjacent to existing church buildings, not readily visible from the public right-of-way. By locating the antennas on light standards, in an existing landscaped area, the WCF is able to effectively integrate with the trees and other landscape material on the property. This design enables the provision of wireless service to the surrounding residential uses in a way that is visually compatible and integrated with the surroundings, in compliance with the LDC requirements.

This project requests one deviation to the RM-1-1 zone side setback. The light standards are located within the side setback. This deviation is permitted with this Planned Development Permit. The deviation to the setback results in a more desirable project for two main reasons. First, the antennas are able to be located at a height (at the top of the slope) that allows T-Mobile to meet its coverage objective for the surrounding area. If the antennas were located lower, some areas within the coverage objective might not be served which could mean that an additional WCF in a less desirable location could be necessary. Second, the proposed location – in an existing landscaped area – allows the light standards to be screened and integrated with existing trees, reducing the WCF's visibility.

Based on this analysis, the project design, and permits required, this project complies with the applicable regulations of the Land Development Code.

4. The proposed use is appropriate at the proposed location.

The WCF Regulations and Council Policy 600-43 encourage wireless providers to locate WCFs away from residential and other sensitive uses by providing lower permit process levels in commercial and industrial zones. WCFs located in commercial and industrial zones are permitted with Process 1 (Staff-level) approvals, whereas WCFs located in a residential zone with a residential use are permitted with a Process 4 (Planning Commission) approval. As this particular project is located in a residential zone with a non-residential use where the antennas are less than 100-feet from the property line of an elementary school use, a CUP is required. While the WCF is not located in one of the *most* preferred locations, the design of the facility is able to effectively integrate the antennas with the surrounding neighborhood and provide wireless coverage to the surrounding residential uses in an unobtrusive manner. Based on the design of this WCF, the proposed use is appropriate at the proposed location.

Planned Development Permit - Section 126.0604

1. The proposed development will not adversely affect the applicable land use plan;

While the Pacific Beach Community Plan does not specifically address WCFs, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The three (3) antennas associated with this WCF are to be mounted to two (2) 30-foot tall light standards. The antennas are concealed within "radomes" (radio-frequency transparent antenna screens). The light standards are located at the top of a slope, in a landscaped area containing trees, which help to screen and integrate the light standards. Equipment associated with the

antennas is located in an enclosure adjacent to the church is not readily visible from adjacent properties or the public right-of-way.

The design of this WCF is integrated with the surroundings and respectful of the neighborhood context. The proposed WCF complies with the City's Land Development Code, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare;

This project consists of three (3) panel antennas mounted to two 30-foot tall light standards. Equipment associated with the antennas is located in an equipment enclosure adjacent to existing church buildings. The project is located at 2088 Beryl Street in the RM-1-1 zone of the Pacific Beach community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

WCFs are permitted in residential zones, with a non-residential use, where the antennas are located less than 100-feet from the property line of an elementary school with the processing of a CUP, Process 3. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." Three (3) panel antennas will be

ATTACHMENT 5

mounted to two (2) 30-foot tall light standards. Equipment associated with the antennas will be located in an enclosure adjacent to existing church buildings, not readily visible from the public right-of-way. By locating the antennas on light standards, in an existing landscaped area, the WCF is able to effectively integrate with the trees and other landscape material on the property. This design enables the provision of wireless service to the surrounding residential uses in a way that is visually compatible and integrated with the surroundings, in compliance with the LDC requirements.

This project requests one deviation to the RM-1-1 zone side setback. The light standards are located within the side setback. This deviation is permitted with this Planned Development Permit. The deviation to the setback results in a more desirable project for two main reasons. First, the antennas are able to be located at a height (at the top of the slope) that allows T-Mobile to meet its coverage objective for the surrounding area. If the antennas were located lower, some areas within the coverage objective might not be served which could mean that an additional WCF in a less desirable location could be necessary. Second, the proposed location – in an existing landscaped area – allows the light standards to be screened and integrated with existing trees, reducing the WCF's visibility.

Based on this analysis, the project design, and permits required, this project complies with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CONDITIONAL USE PERMIT NO. 1435864 and PLANNED DEVELOPMENT PERMIT NO. 1435865 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1435864 and 1435865, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Development Project Manager
Development Services

Adopted on: March 19, 2015

Internal Order No. 24004810

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004810

CONDITIONAL USE PERMIT NO. 1435864
PLANNED DEVELOPMENT PERMIT NO. 1435865
T-MOBILE – COMMUNITY CONGREGATIONAL
PROJECT NO. 375891
PLANNING COMMISSION

This CONDITIONAL USE PERMIT (CUP) NO. 1435864 and PLANNED DEVELOPMENT PERMIT (PDP) NO. 1435865 is granted by the PLANNING COMMISSION of the City of San Diego to COMMUNITY CONGREGATIONAL CHURCH OF PACIFIC BEACH, Owner, and T-MOBILE WEST CORPORATION, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0302, and 126.0602. The project is located at 2088 Beryl Street in the RM-1-1 zone of the Pacific Beach Community Plan. The project site is legally described as: All that portion of Acre Lot 22, of Pacific Beach, according to the Amended Map thereof No. 854, filed in the Office of the Recorder of the County of San Diego.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 19, 2015, on file in the Development Services Department.

The project shall include:

- a. Three (3) panel antennas, mounted to two 30-foot tall light standards. One light standard supports one (1) panel antenna and the other light standard supports two (2) panel antennas. The antennas are concealed within an 18" diameter by 7'-6" tall "radome" (radio-frequency transparent antenna concealment screen). The antennas, located within radomes on light standards, are intended to be a concealed design, meant to mimic the silhouette of a typical light standard. The antenna dimensions are: 59.0" by 11.9" by 6.3";

- b. Equipment associated with the antennas is located in a 160 square foot equipment enclosure;
- c. The project deviates from the RM-1-1 zone side setback requirements, which is permitted with the processing of this PDP;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 3, 2018.
2. **This CUP and corresponding use of this site shall expire on April 3, 2025.** Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the

City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

LANDSCAPE REQUIREMENTS:

14. The Permittee/Owner shall ensure that trees adjacent to the light standards remain in a healthy growing condition. Trees shall not be topped or improperly pruned. Approval by Development Services is required prior to any significant pruning or tree removal. Exhibit "A" photo simulations illustrate the existing trees.

PLANNING/DESIGN REQUIREMENTS:

15. Antennas shall be concealed within the radome, painted and textured to match the existing light standard. Cables and other wiring shall be routed internally within the light standard. No overhead cabling is permitted.

16. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

17. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

18. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.

19. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.

20. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

21. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A “Telecom Planning Inspection” will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at 619-446-5349 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission on March 19, 2015 and [Approved Resolution Number].

Permit Type/PTS Approval No.: CUP No. 1435864 & PDP No. 1435865
Date of Approval: 3/19/2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

**COMMUNITY CONGREGATIONAL
CHURCH OF PACIFIC BEACH**
Owner

By _____
NAME
TITLE

T-MOBILE
Permittee

By _____
NAME
TITLE

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**



THE CITY OF SAN DIEGO

Date of Notice: February 3, 2015

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004810

PROJECT NAME/NUMBER: T-Mobile Community Congreg/ PTS# 375891**COMMUNITY PLAN AREA:** Pacific Beach Community Planning Area**COUNCIL DISTRICT:** 2**LOCATION:** The project site is located at 2088 Beryl Street, San Diego CA.

PROJECT DESCRIPTION: Conditional Use Permit (CUP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) consisting of two existing 30-foot high light standards, supporting a total of three panel antennas, and a 160 square foot equipment enclosure. The project is not proposing any physical changes.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego**ENVIRONMENTAL DETERMINATION:** CATEGORICAL EXEMPTION: (SECTION 15301 EXISTING FACILITIES)**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:**

The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) which allows for the operation and permitting of existing facilities. Since the project is not making any changes to the existing WCF and is not increasing capacity the exemption is appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER:

Alex Hempton

MAILING ADDRESS:1222 First Avenue, MS 501 San Diego, CA
92101**PHONE NUMBER:**

(619) 446-5349

On 2/3/2015 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

ATTACHMENT 7

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice and therefore the appeal period would end on 2/18/15. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

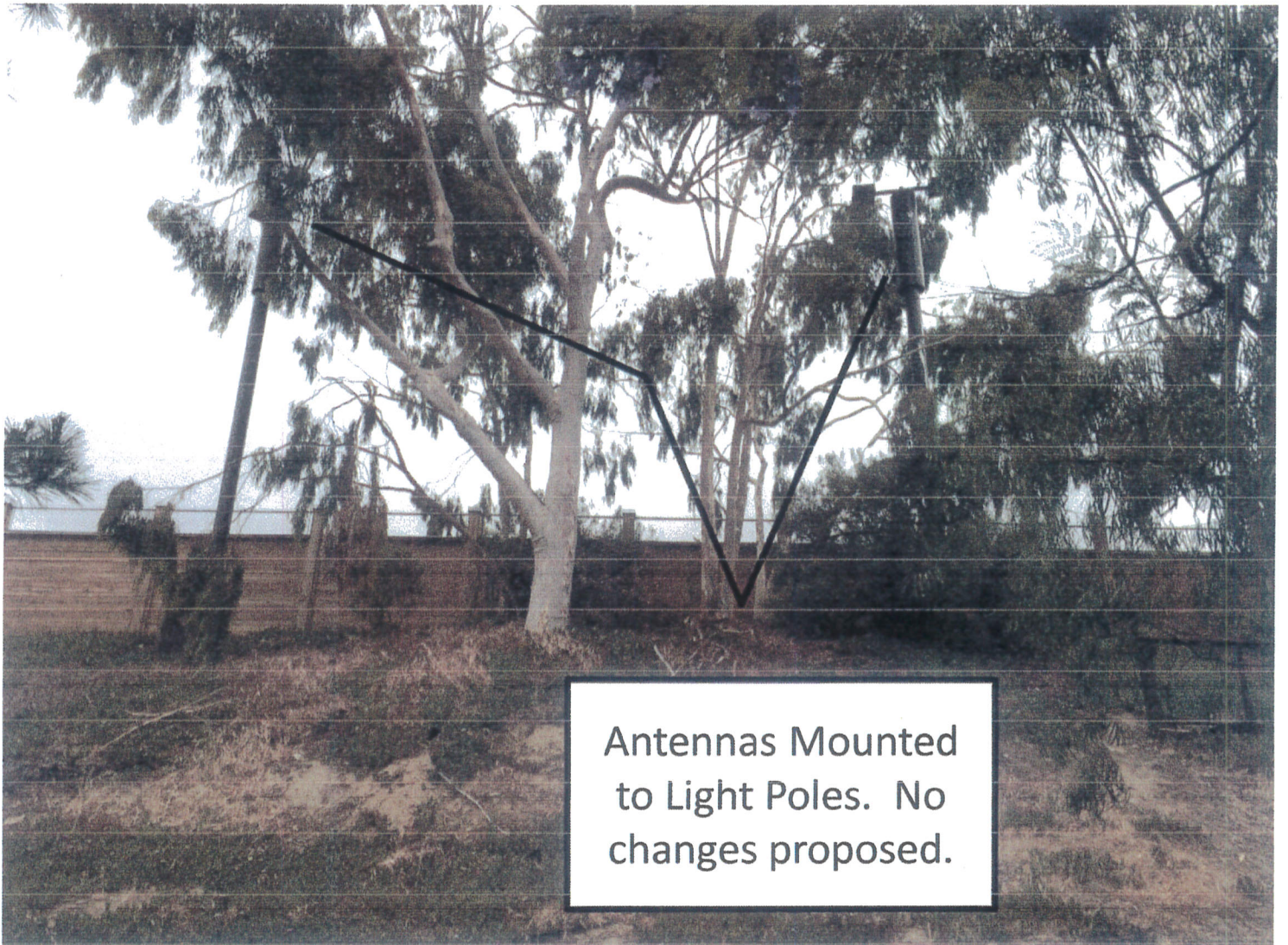
SD06536A Photo Simulation – West Elevation



BEFORE

Antennas Mounted to 2 Light Poles

Page 1 of 4



AFTER

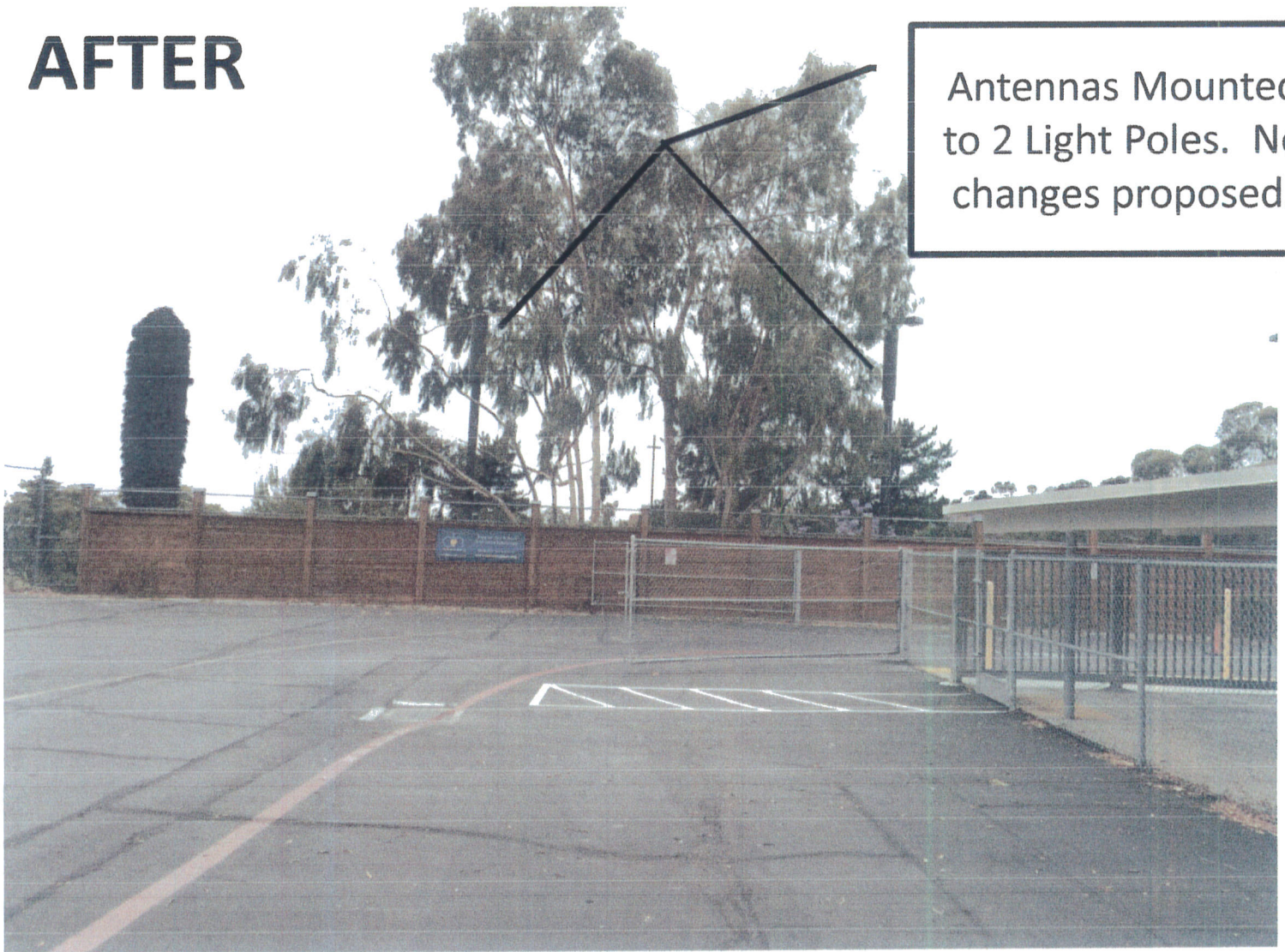
Antennas Mounted to Light Poles. No changes proposed.

BEFORE



Antennas Mounted to 2 Light Poles

AFTER



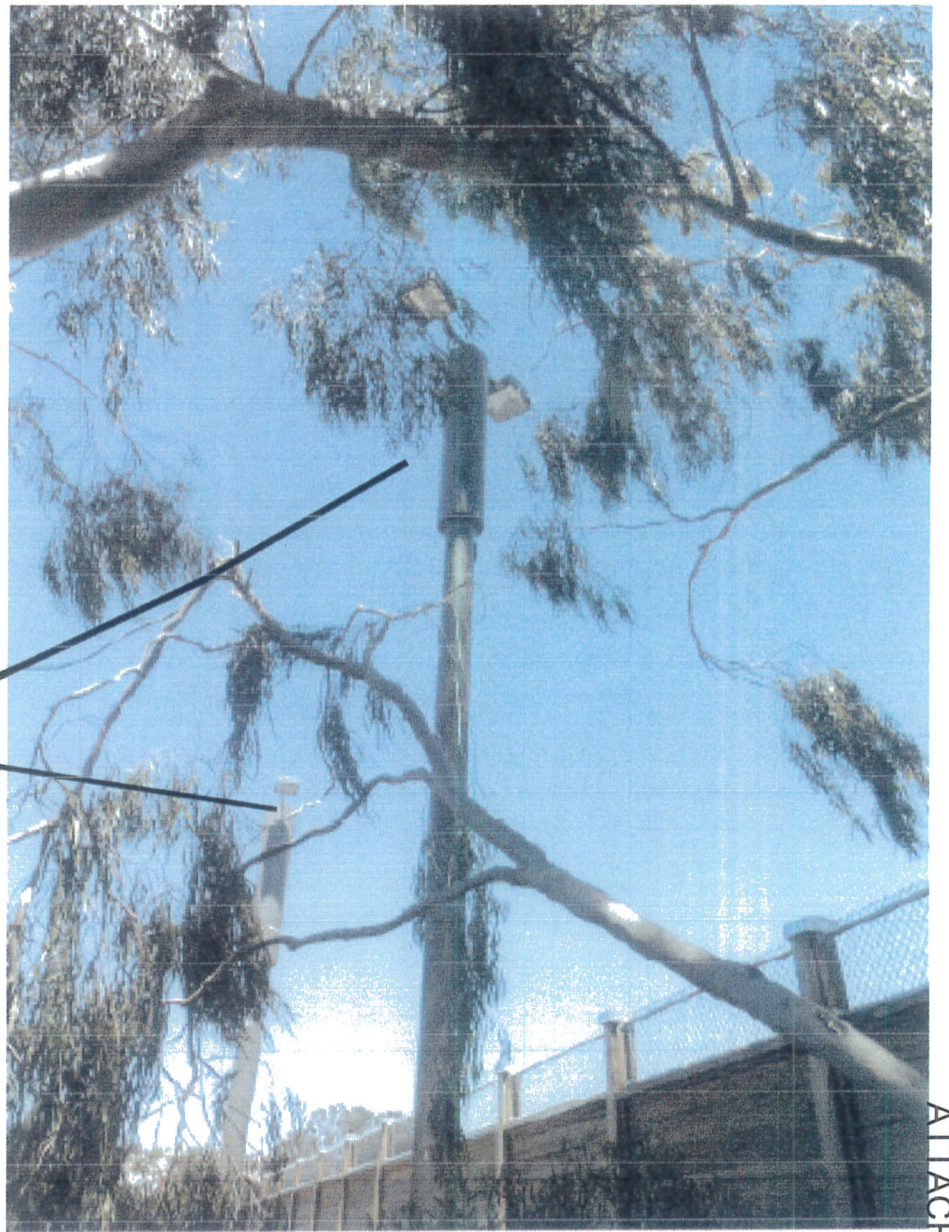
Antennas Mounted to 2 Light Poles. No changes proposed.

SD06536A Photo Simulation –South Elevation



Antennas Mounted to 2 Light Pole

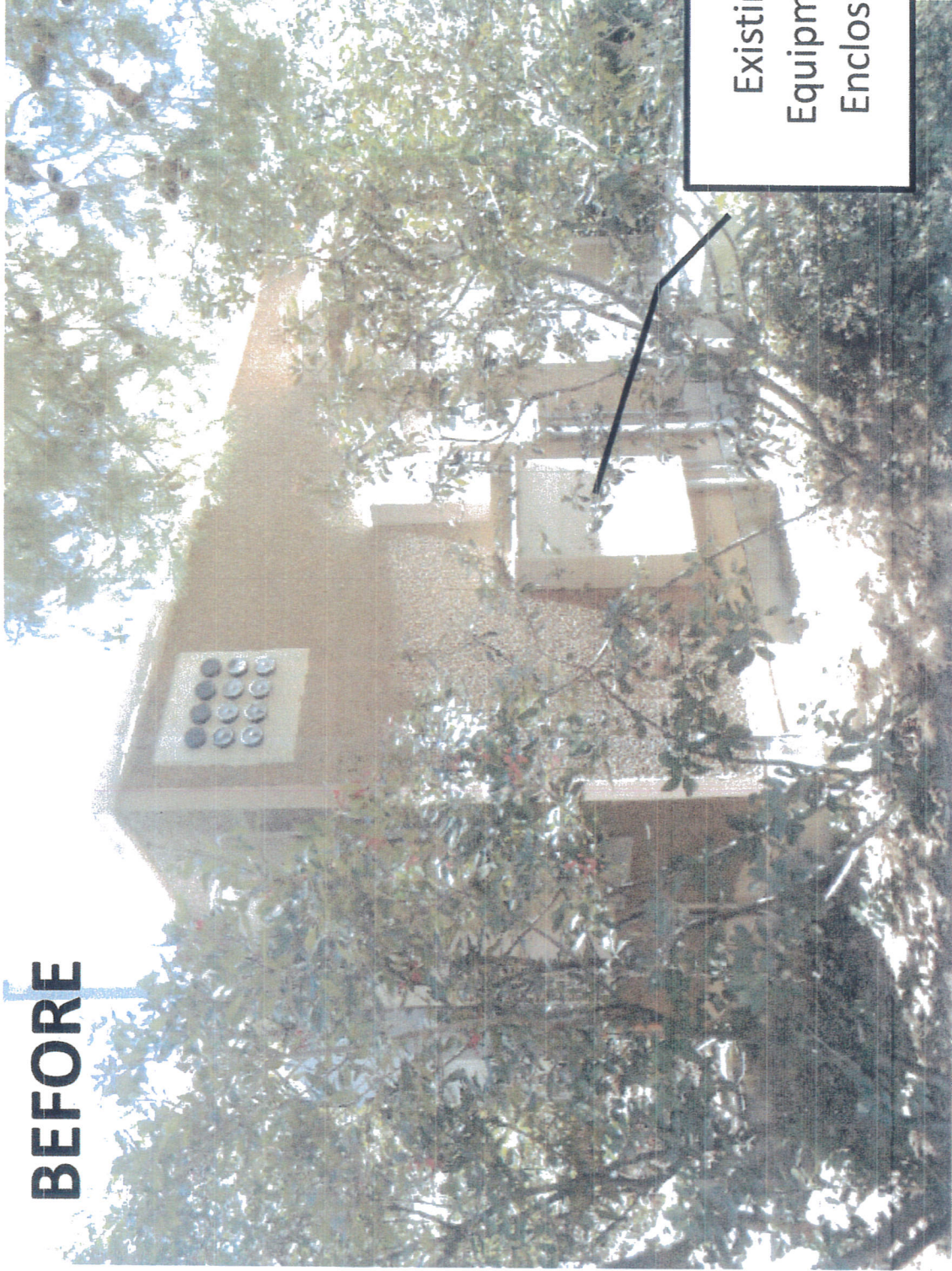
AFTER



Antennas Mounted to 2 Light Pole. No changes proposed.

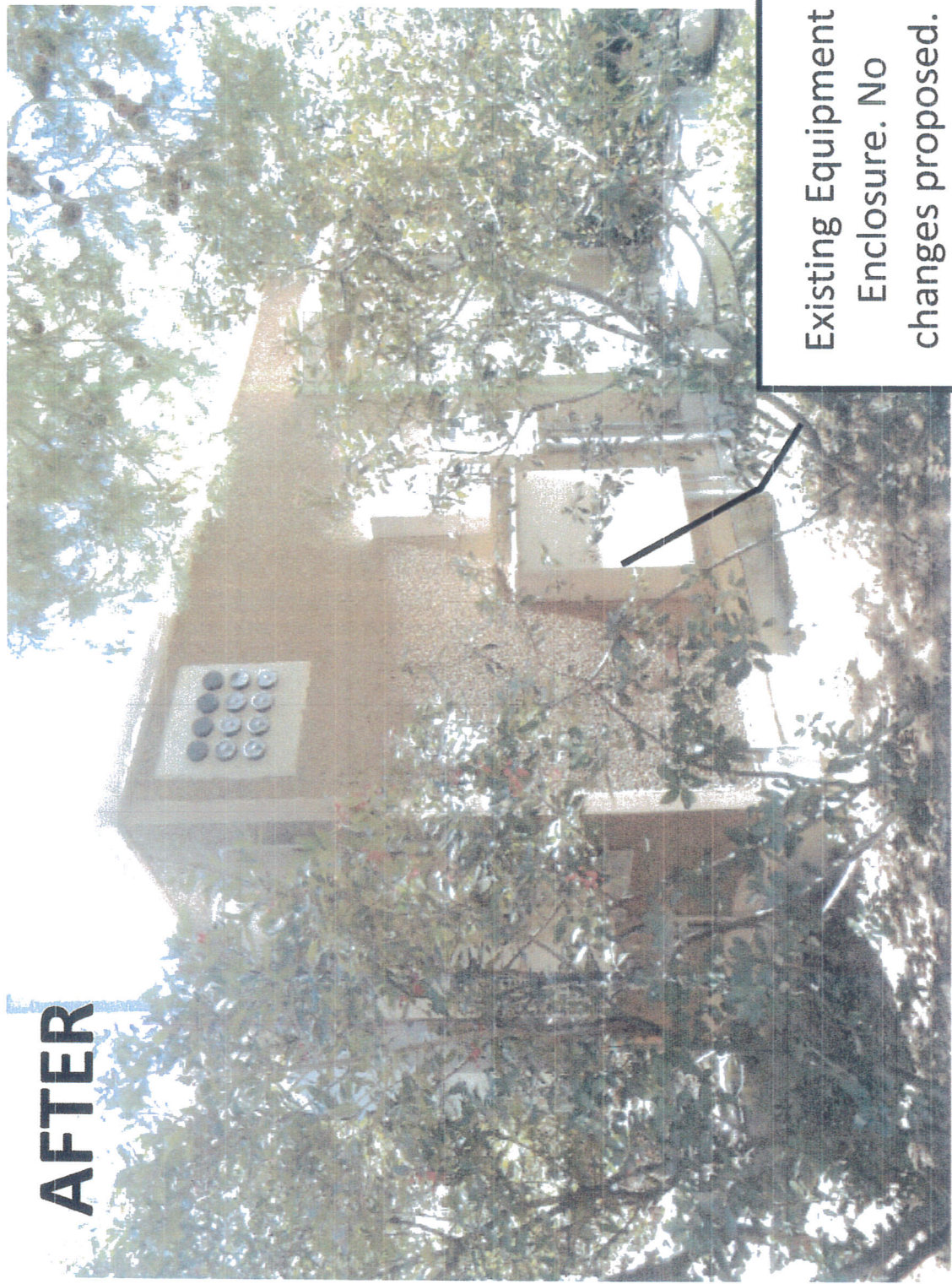
BEFORE

BEFORE



Existing
Equipment
Enclosure

AFTER



Existing Equipment
Enclosure. No
changes proposed.

T-Mobile
SD06536A Community Congregation
TELECOM SITE JUSTIFICATION LETTER

1. Description of the location, type, capacity, field strength or power density, and calculated geographic service area of the proposed antenna or antenna array.

LOCATION AND TYPE

T-Mobile continues the operation of an existing telecommunications facility at 2088 BERYL STREET. The facility was originally approved on June 21, 2004 by NUP # 118564, PTS #20690. The permit is included in this NUP application. The project consists of three (3) panel antennas mounted on two existing 30 feet high light poles with ray domes. There are existing cabinets within an existing equipment enclosure at ground. This proposed facility is unmanned, operating 24 hours a day. The only visits to the site will consist of any emergency calls as well as regular maintenance visits once every four to six weeks.

FREQUENCY AND POWER SPECIFICATIONS

The transmitting frequency for the T-Mobile system is 1950-1965 Megahertz. The receiving frequency is 1870-1885 Megahertz.

COVERAGE AND CAPACITY

The objective of this proposed site is to provide coverage and capacity within the residential area to the north, east, south and west and also to connect the coverage gaps to the surrounding sites. Please refer to the existing coverage map that illustrates the existing coverage gap. The site will provide coverage in a current gap and provide additional capacity, allowing more users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this proposed site (see attached map).

2. Location of all existing, proposed and anticipated wireless communications facilities in the Applicant/Permittee's network located within a 1 mile radius from proposed site.

Please refer to justification map and to coverage maps attached.

SD06536A Community Congregation
Telecom Site Justification

3. A description of how the proposed facility fits into, and is a necessary part of, the Applicant/Permittee's network.

The objective of this proposed site is to provide coverage and capacity within the residential area to the north, east, south and west and also to connect with the surrounding sites. Please refer to the existing coverage map that illustrates the existing coverage gap. The site will provide coverage in a current gap and provide additional capacity, allowing more users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this proposed site (see attached map).

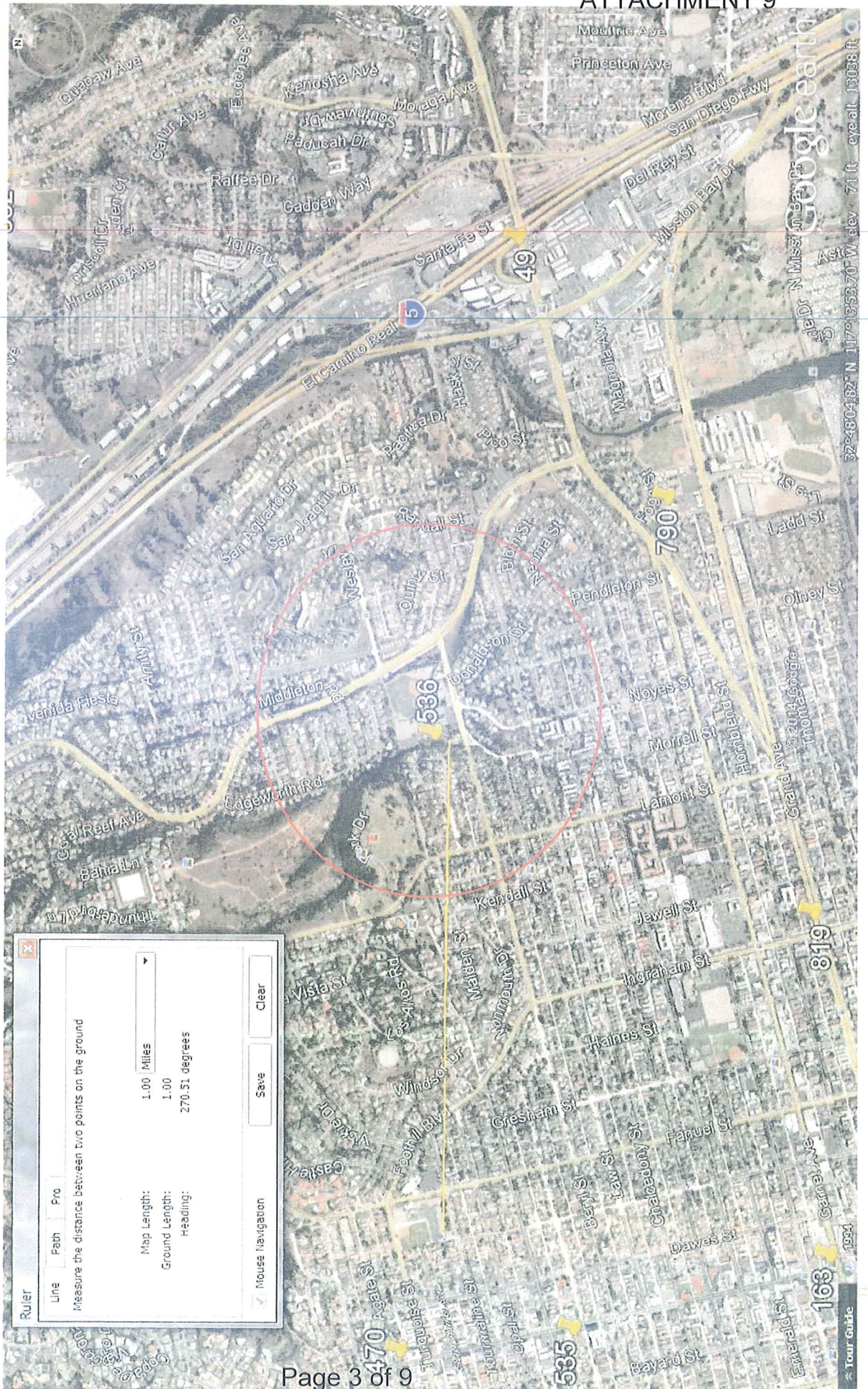
4. If the proposal does not include co-location, written documentation of all efforts made to co-locate at another site, and a justification for the decision not to co-locate.

AT&T is the other wireless carrier at this site. Therefore, we are co-locating at this property.

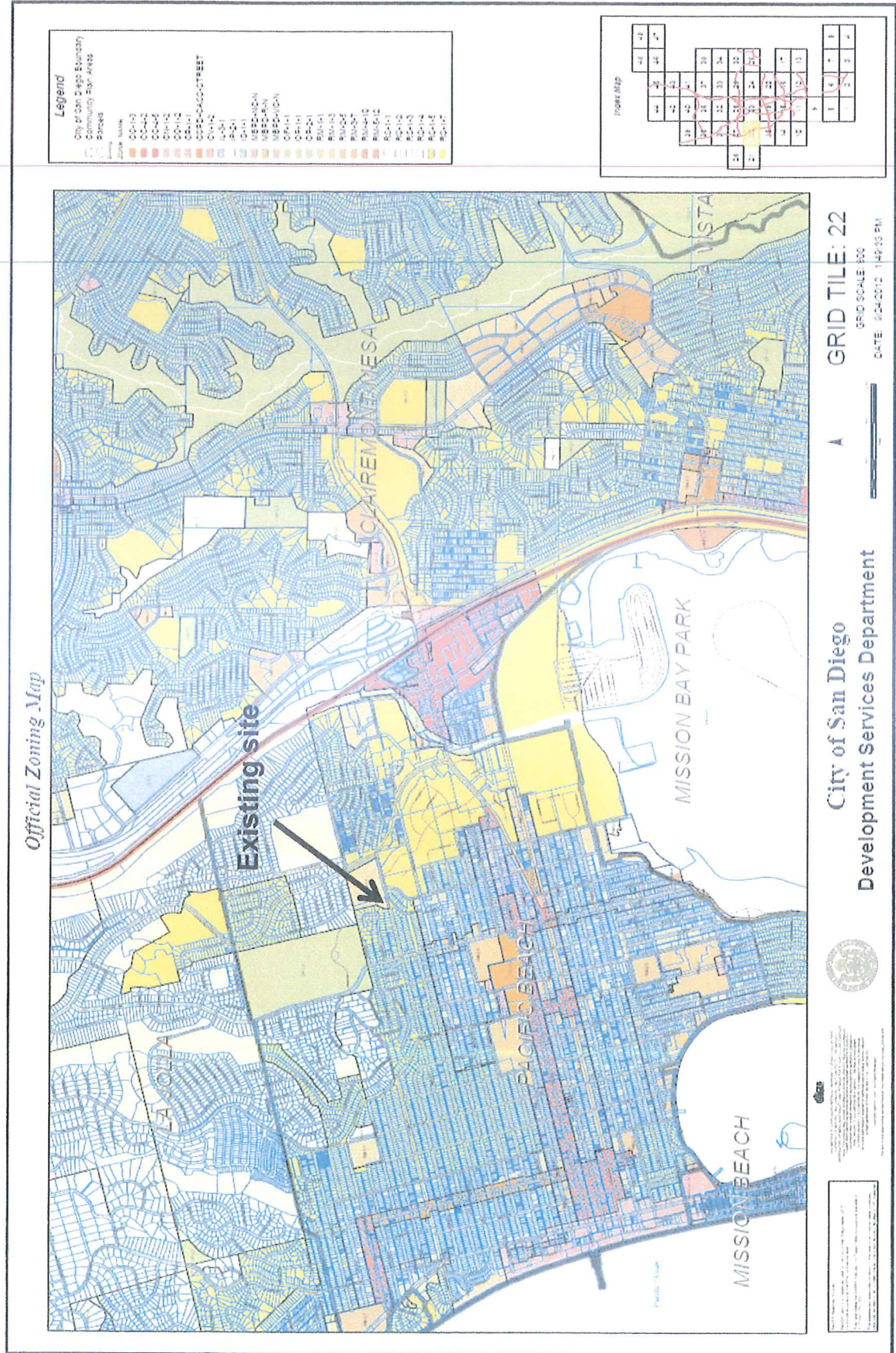
5. Discuss Alternative Sites and why they were not selected.

This site is located on residential use surrounded by single and multi-family residential zones. The search ring is primarily residential. The proposed site was initially selected because of its height above the coverage area and ability to fill the coverage gap and connect to surrounding sites. It is now selected again because it's an existing site where T-Mobile would like to continue operating. As you can see from the Official Zoning Map and Google Earth View, in the Justification Maps, you can see that this search ring is primarily residential use. Any alternate candidates would have to be located on a single family residential home or a ROW site that would need at least three light standards to make relocating this site comparable to what is existing. Please refer to aerial and coverage maps provided.

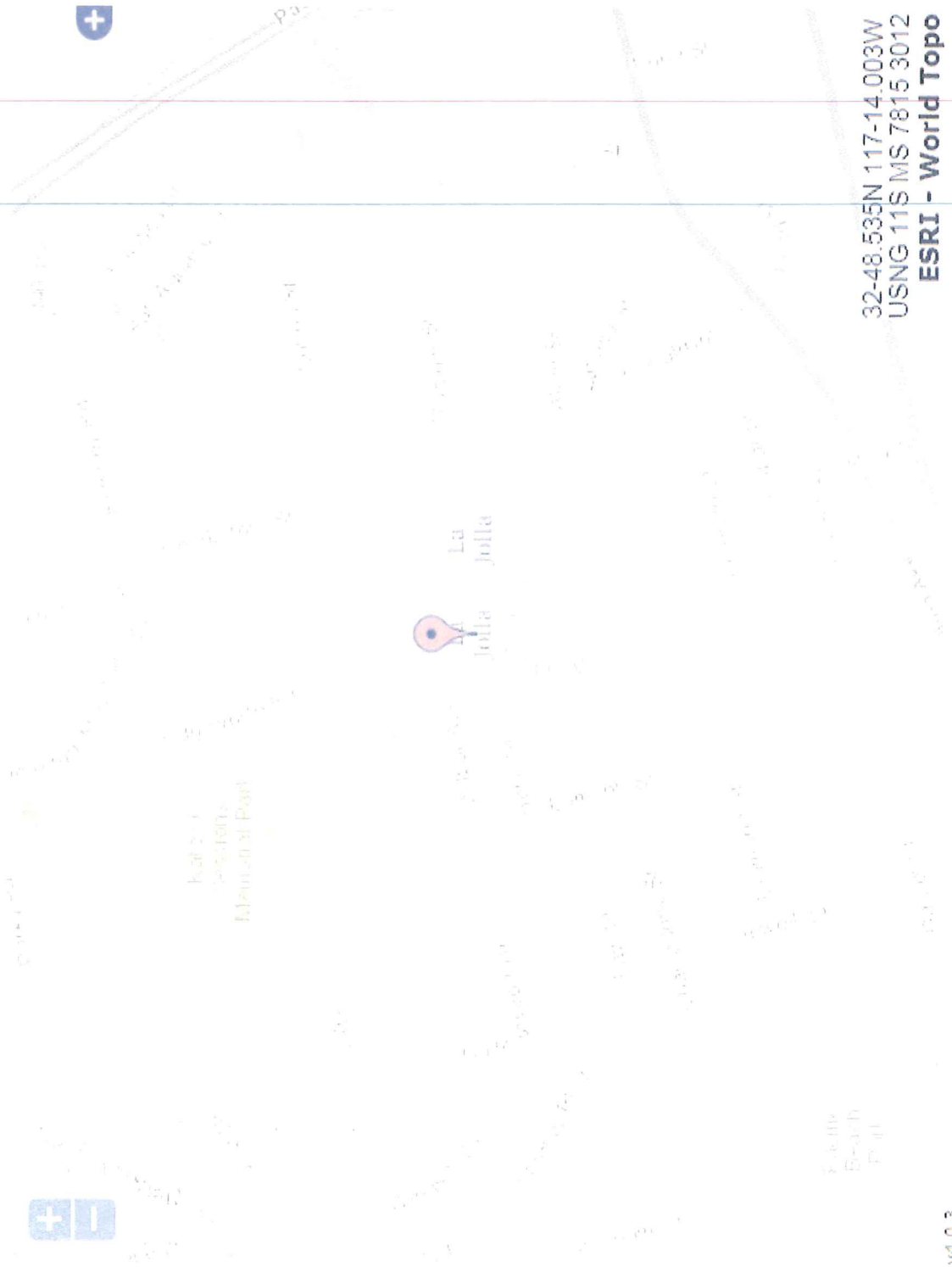
Community Congregation (SD06536) Justification Maps



Community Congregation (SD06536) Justification Maps



Community Congregation (SD06536) Justification Maps

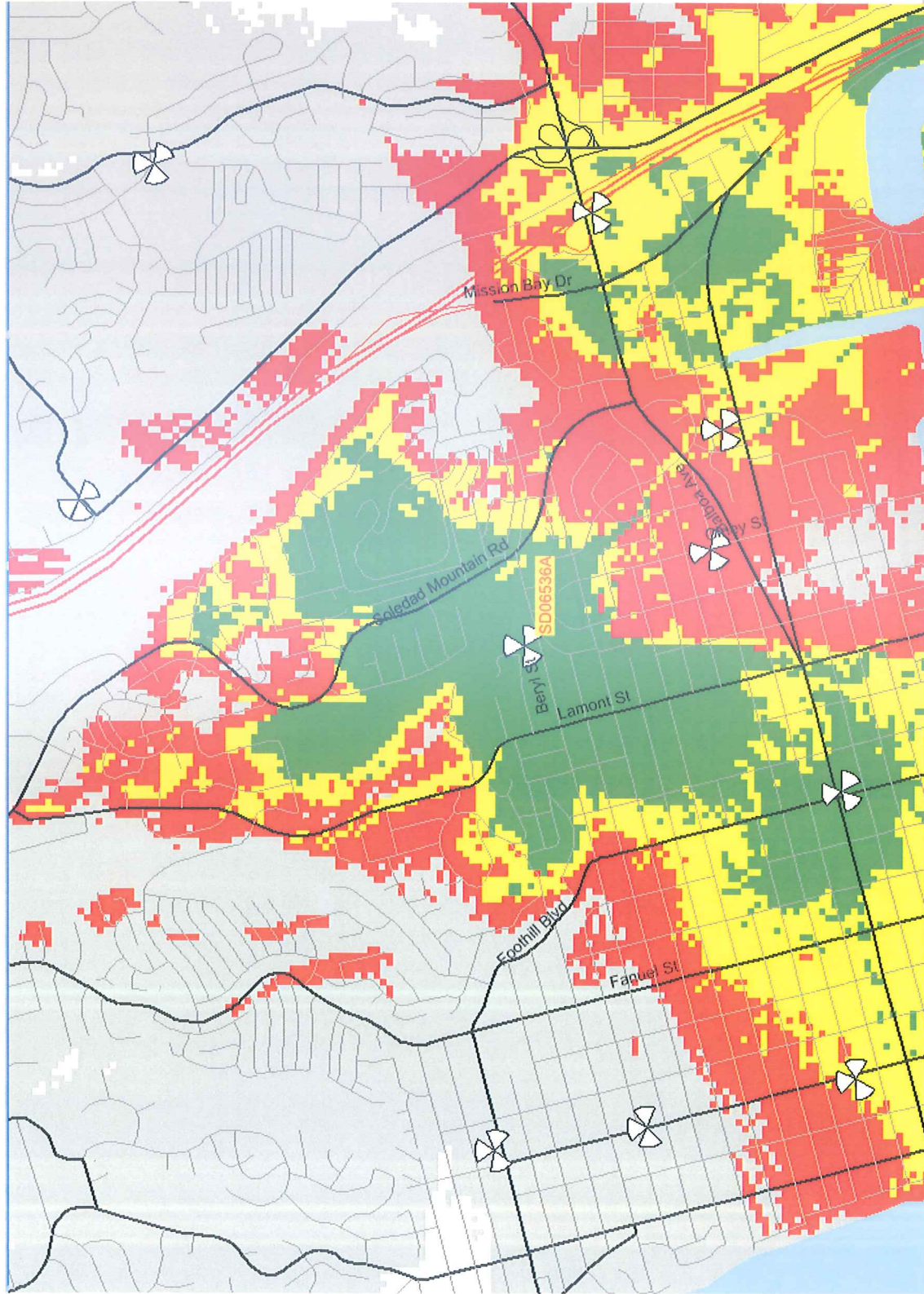


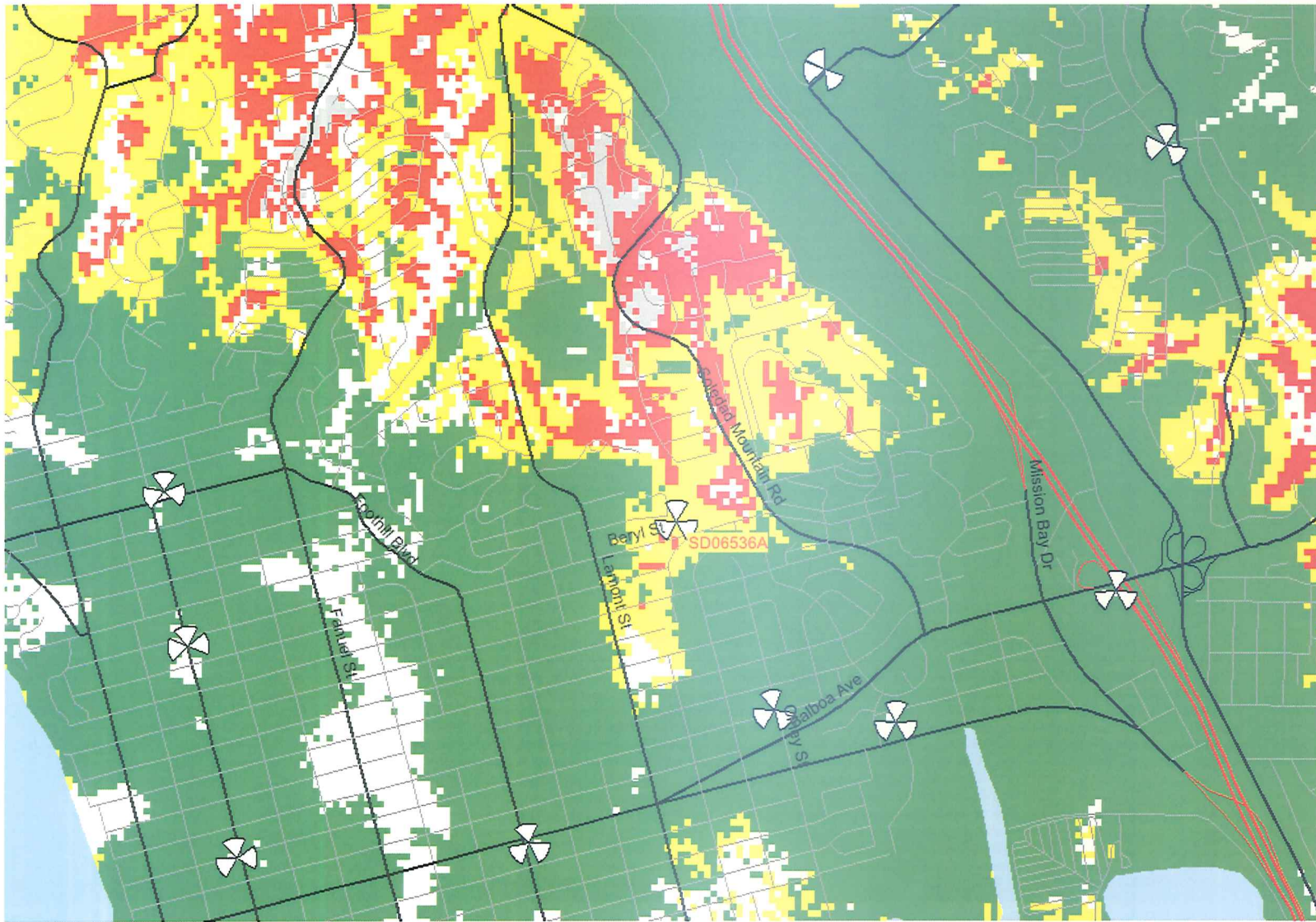
Contents:

Plots:

- **SD06536A Coverage**
- **Existing On-Air sites coverage without SD06536A**
- **SD06536A with existing On-Air neighbor sites coverage**

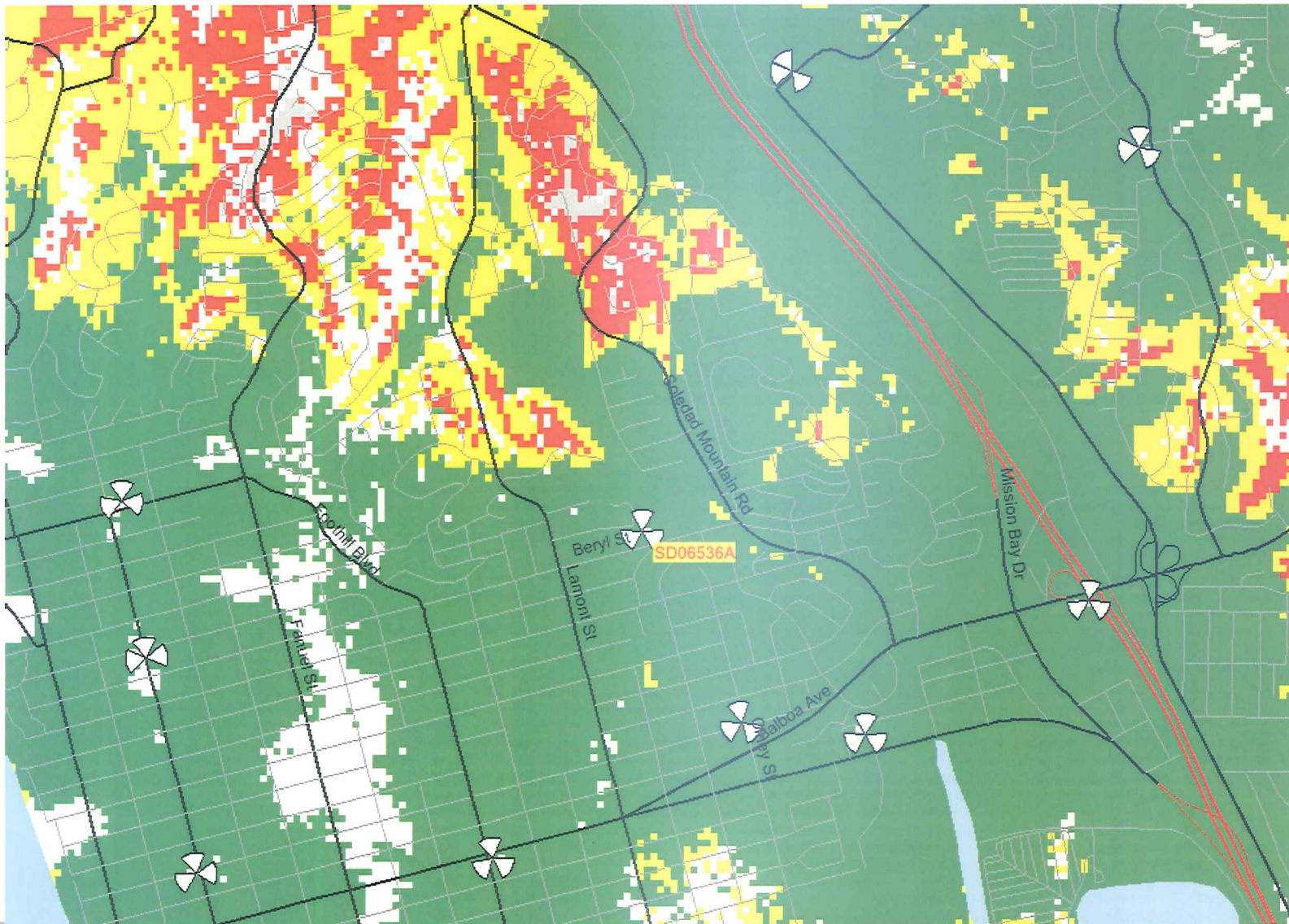






- Excellent
- Good
- Poor
- No coverage





- Excellent
- Good
- Poor
- No coverage



**T-Mobile
SD06536A Community Congregational Church
Photo Survey
Key Map**





1. View of North Elevation of site.
2. View of South Elevation of site.





3. View of East Elevation of site.

4. View of West Elevation of site.





5. View looking North from site.

6. View looking East from site.





7. View looking South from site.

8. View looking West from site.



T-Mobile®

COMMUNITY CONGREGATIONAL CHURCH

SD06536A

2088 BERYL STREET
SAN DIEGO, CA 92109

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

PLOT PLAN NUMBER:

T-Mobile®
10509 VISTA SORRENTO PKWY, SUITE 205,
SAN DIEGO, CA 92121

Deprattinc.
13948 CALLE BUENO GANAR
JAMUL, CA 91935

PTS
PACIFIC TELECOM SERVICES, LLC
3199C AIRPORT LOOP DRIVE
COSTA MESA, CA 92626

PROJECT INFORMATION

PROJECT DESCRIPTION:
T-MOBILE PROPOSES THE CONTINUAL USE OF AN UNMANNED TELECOMMUNICATIONS FACILITY AT EXISTING SITE. THIS CONSTITUTES AS AN APPLICATION FOR A NEW ZONING APPROVAL/LAND USE PERMIT. THERE WILL BE NO PROPOSED CHANGES TO THE EXISTING T-MOBILE EQUIPMENT, ANTENNAS AND LEASED SPACE. EXISTING T-MOBILE ANTENNA (1 PER SECTOR, 3 TOTAL) WITHIN EXISTING LIGHT POLES.

PROPERTY OWNER:
COMMUNITY CONGREGATIONAL CHURCH OF PACIFIC BEACH
2088 BERYL STREET
SAN DIEGO, CA 92109
CONTACT: CHUCK KILGORE
PH: (619) 665-9336

CONSTRUCTION MANAGER:
DEPRATTI, INC.
13948 CALLE BUENO,
GANAR JAMUL, CA 91935
CONTACT: PAUL HOKENESS
EMAIL: PHOKENESS@DEPRATTIINC.COM
PH: (858) 231-8889

LEASING & PLANNING:
DEPRATTI, INC.
13948 CALLE BUENO,
GANAR JAMUL, CA 91935
CONTACT: CAITLYN KES
EMAIL: CKES@DEPRATTIINC.COM
PH: (858) 572-9938

APPLICANT:
T-MOBILE
10509 VISTA SORRENTO PKWY, SUITE 205
SAN DIEGO, CA 92121

CODE INFORMATION:
ZONING CLASSIFICATION: RM-1-1
BUILDING CODE: 2013 CBC
CONSTRUCTION TYPE: V-N
OCCUPANCY: S-2
JURISDICTION: CITY OF SAN DIEGO
CURRENT USE: TELECOMMUNICATIONS FACILITY
PROPOSED USE: TELECOMMUNICATIONS FACILITY

TELCO COMPANY:
AT&T
PH: TBD

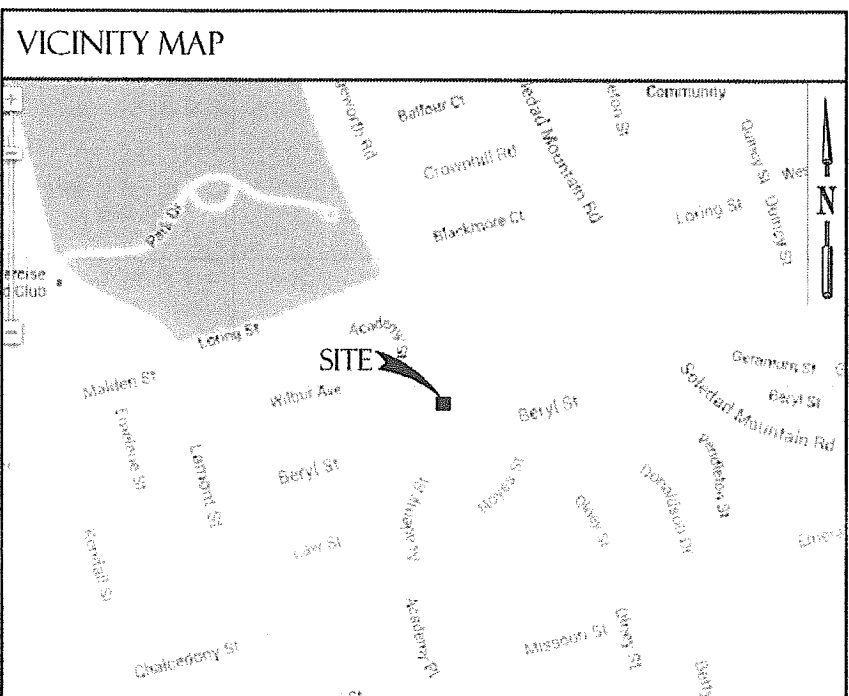
POWER COMPANY:
SDG&E
PH: TBD

SITE LOCATION: (BASED ON NAD 83):
LATITUDE: 32° 48' 31.968" N (32.80888)
LONGITUDE: 117° 14' 0.9594" W (-117.2336)
TOP OF STRUCTURE AGL: 31'-6"
BASE OF STRUCTURE AMSL: TBD

PARCEL NUMBER(S):
416-280-05

YEAR BUILT
1972

NOTE:
1. NO STRUCTURAL CHANGES, NO ELECTRICAL CHANGES AND NO NEW OR ADDITIONAL BATTERIES.
2. THE EXISTING MONOTREE ENROACHES UPON THE SIDE SETBACK, THIS IS A DEVIATION OF THE CITY OF SAN DIEGO RM-1-1 ZONE SETBACKS.



DRAWING INDEX

SHEET DESCRIPTION	
T-1	TITLE SHEET
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EXISTING EQUIPMENT & ANTENNA PLAN
A-4	EXISTING NORTH & EAST ELEVATION
A-5	EXISTING SOUTH & WEST ELEVATION
A-6	ANTENNA SPECIFICATIONS & DETAILS

CODE COMPLIANCE

2013 BUILDING STANDARDS ADMINISTRATION CODE
- PART 1, TITLE 24, C.C.R.
2013 CALIFORNIA BUILDING CODE (CBC)
- PART 2, TITLE 24, C.C.R.
2012 INTERNATIONAL BUILDING CODE (IBC)
- VOLUMES 1-3 & CALIFORNIA AMENDMENTS
2013 CALIFORNIA ELECTRICAL CODE (CEC)
- PART 3, TITLE 24, C.C.R.
2012 NATIONAL ELECTRICAL CODE (NEC)
2013 CALIFORNIA MECHANICAL CODE (CMC)
- PART 4, TITLE 24, C.C.R.
2012 INTERNATIONAL MECHANICAL CODE (IMC)
2013 CALIFORNIA PLUMBING CODE (CPC)
- PART 5, TITLE 24, C.C.R.
2012 INTERNATIONAL PLUMBING CODE (IPC)
2013 CALIFORNIA ENERGY CODE (CEC)
- PART 6, TITLE 24, C.C.R.
2013 ASME A17.1 SAFETY CODE
- FOR ELEVATORS AND ESCALATORS
2013 CALIFORNIA FIRE CODE (CFC)
- PART 9, TITLE 24, C.C.R.
2012 INTERNATIONAL FIRE CODE (IFC)
2013 CALIFORNIA REFERENCED STANDARDS
- PART 12, TITLE 24, C.C.R.
- TITLE 19, C.C.R.
PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
ANSI/EIA/TIA-222-G STANDARDS FOR BROADCAST STRUCTURES, LOCAL CODES AND ORDINANCES.

IN THE EVENT OF A CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

DRIVING DIRECTIONS

FROM T-MOBILE OFFICE, SAN DIEGO, CA:
HEAD NORTH-WEST ON VISTA SORRENTO PKWY TOWARDS LUSK BLVD 0.4 MI
TURN LEFT ONTO SORRENTO VALLEY BLVD 0.2 MI
TURN RIGHT ONTO ROSELLE ST 459 FT
TURN LEFT TO MERGE ONTO I-5 S 8.5 MI
TAKE THE EXIT TOWARDS BALBOA AVE/GARNET AVE 0.3 MI
MERGE ONTO MISSION BAY DR 0.2 MI
TURN RIGHT ONTO GARNET AVE 0.3 MI
TURN RIGHT ONTO SOLEDAD MOUNTAIN RD 0.5 MI
TURN LEFT ONTO BERYL ST, DESTINATION WILL BE ON THE RIGHT 0.2 MI
2088 BERYL ST, SAN DIEGO, CA 92109, USA

APPROVAL	DATE	SIGNATURE
LANDLORD:		
CONST:		
S/A:		
R.F.:		
ZONING:		
A&E:		

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

RF INFORMATION

EXISTING RF & COAX CHART							
SECTOR	AZIMUTH	RAD CENTER	# OF ANTENNAS	ANTENNA MODEL	TMA	COAX	COAX LENGTH
ALPHA	0°	27'-3"	1	ANDREW TMBXX-6516-R2M	EXISTING	EXISTING	EXISTING
BETA	120°	27'-3"	1	ANDREW TMBXX-6516-R2M	EXISTING	EXISTING	EXISTING
GAAMA	240°	27'-3"	1	ANDREW TMBXX-6516-R2M	EXISTING	EXISTING	EXISTING

NOTE: VERIFY WITH FINAL RF DESIGN.

LEGAL DESCRIPTION

LOT 1 OF CHURCH IN THE VALE, IN THE CITY OF LA JOLLA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA PER MAP NO. 5700, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 25, 1966.

PROJECT TEAM

PROJECT ARCHITECT	PROJECT CONSULTANT
THOMAS R. HOLLAND, AIA PACIFIC TELECOM SERVICES, LLC 3199 C AIRPORT LOOP DRIVE COSTA MESA, CA 92626 CONTACT: NICK BRITT PH: (619) 322-6425 EMAIL: NBRITT@PTSVA.COM	DEPRATTI, INC. 13948 CALLE BUENO GANAR JAMUL, CA 91935 CONTACT: CAITLYN KES PH: (858) 572-9938

COMMUNITY CONGREGATIONAL CHURCH
SD06536A
2088 BERYL STREET
SAN DIEGO, CA 92109

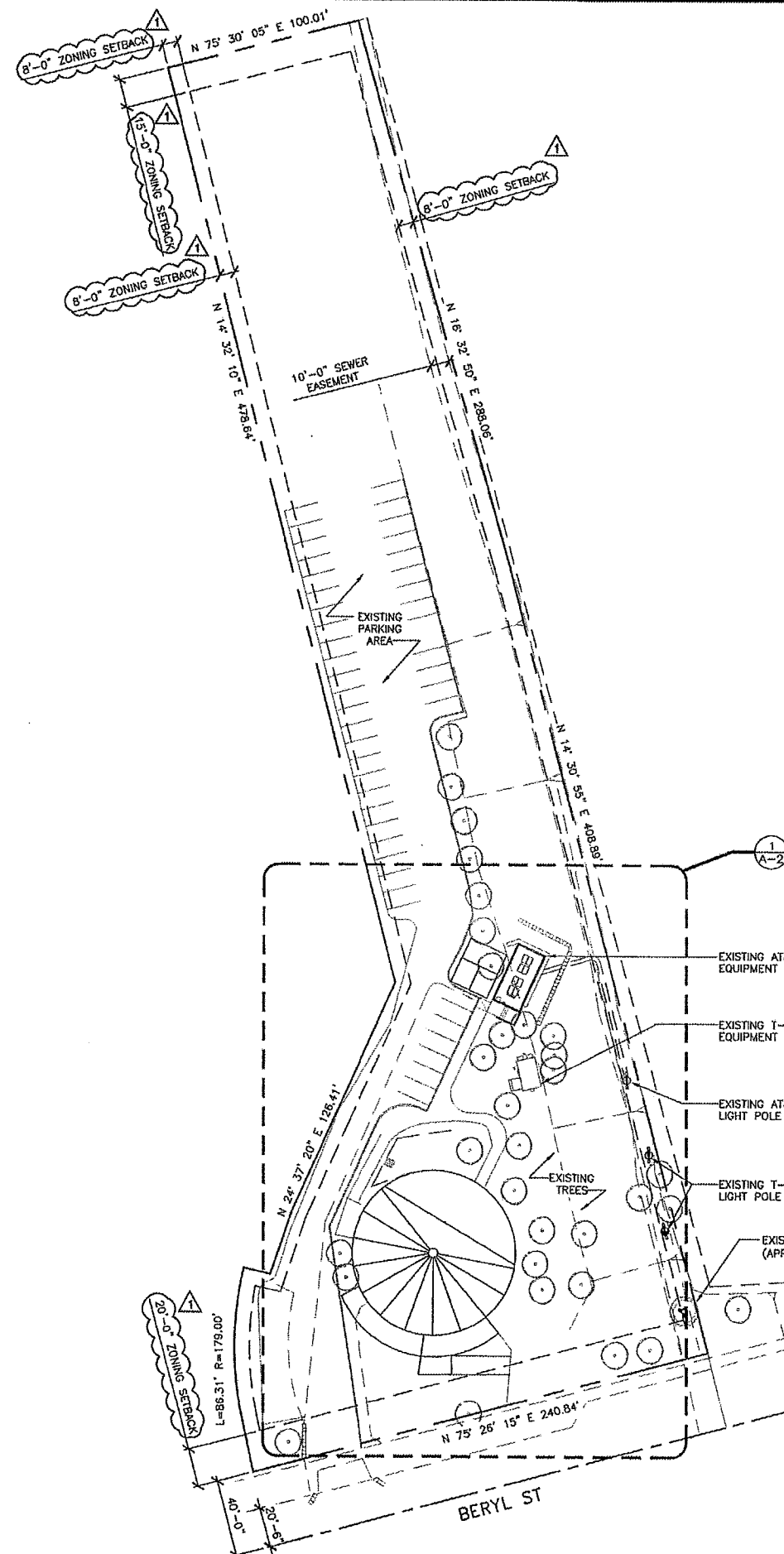
REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
0	05/21/14	ISSUED FOR SUBMITTAL	NB
1	06/09/14	REVISED FOR SUBMITTAL	WJR
2	12/01/14	REVISED FOR SUBMITTAL	ZLN

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



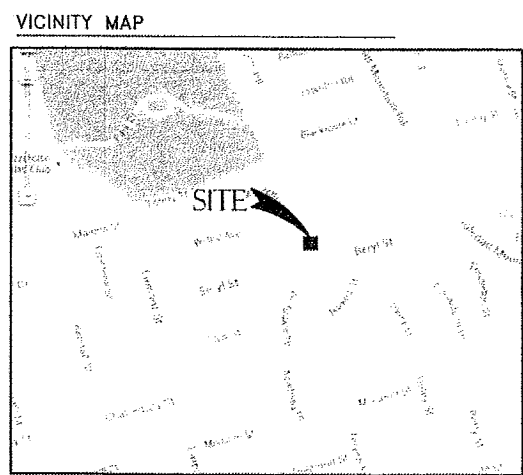
NOTES:

1. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
3. THIS IS A RENEWAL OF PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
4. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

LEGEND

---	SUBJECT BOUNDARY LINE
---	RIGHT-OF-WAY CENTERLINE
---	RIGHT-OF-WAY LINE
---	ADJACENT BOUNDARY LINE
---	SECTIONAL BREAKDOWN LINE
---COAX---	COAXIAL CABLE LINE
---FIBER---	FIBER OPTIC CABLE LINE
---OHP---	OVERHEAD POWER LINE
---BUP---	BURIED POWER LINE
---GAS---	BURIED GAS LINE
---OHT---	OVERHEAD TELEPHONE LINE
---BUT---	BURIED TELEPHONE LINE
---W---	BURIED WATER LINE
---SS---	BURIED SANITARY SEWER
---SD---	BURIED STORM DRAIN
---	DITCH LINE/FLOW LINE
---	ROCK RETAINING WALL
---	VEGETATION LINE
-x-x-x-	CHAIN LINK FENCE
□-□-□-	WOOD FENCE
-x-x-x-	BARBED WIRE/WIRE FENCE

△	TRANSFORMER	○	FIRE HYDRANT
×	LIGHT STANDARD	⊗	GATE VALVE
⊠	POWER VAULT	⊞	WATER METER
⊞	UTILITY BOX	⊞	FIRE STAND PIPE
⊞	UTILITY POLE	⊞	CATCH BASIN, TYPE I
←	POLE GUY WIRE	⊞	CATCH BASIN, TYPE II
⊞	GAS VALVE	△	SIGN
⊞	GAS METER	○	BOLLARD
⊞	TELEPHONE VAULT	⊞	MAIL BOX
□	TELEPHONE RISER	234.21	SPOT ELEVATION



DISCLAIMER

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS AND EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.

T-Mobile
 10009 VISTA NORBERTO PKWY, SUITE 206,
 SAN DIEGO, CA 92121

Deprattinc.
 13945 CALLE BUENO GANAR
 JAMUL, CA 91933

PTS
 PACIFIC TELECOM SERVICES, LLC
 31690 AIRPORT LOOP DRIVE
 COSTA MESA, CA 92626

COMMUNITY CONGREGATIONAL CHURCH
 SD06536A
 2088 BERYL STREET
 SAN DIEGO, CA 92109

REVISIONS

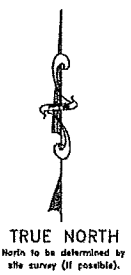
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1	09/09/14	REVISED FOR SUBMITTAL	MB
2	12/01/14	REVISED FOR SUBMITTAL	ZLN

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
 SITE PLAN

SHEET NUMBER
A-1

24"x36" SCALE: 1" = 40'-0"
 11"x17" SCALE: 1" = 80'-0"
 40' 20' 0' 40'

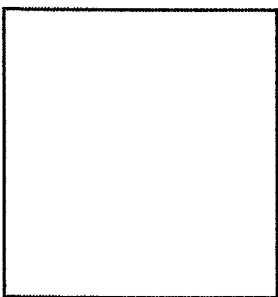


SITE PLAN | 1

T-Mobile
 10509 VISTA SORRENTO PKWY, SUITE 206,
 SAN DIEGO, CA 92121

Deprattinc.
 13948 CALLE BUENO OAHUA,
 JAMUL, CA 91935

PTS
 PACIFIC TELECOM SERVICES, LLC
 31906 AIRPORT LOOP DRIVE
 COSTA MESA, CA 92626



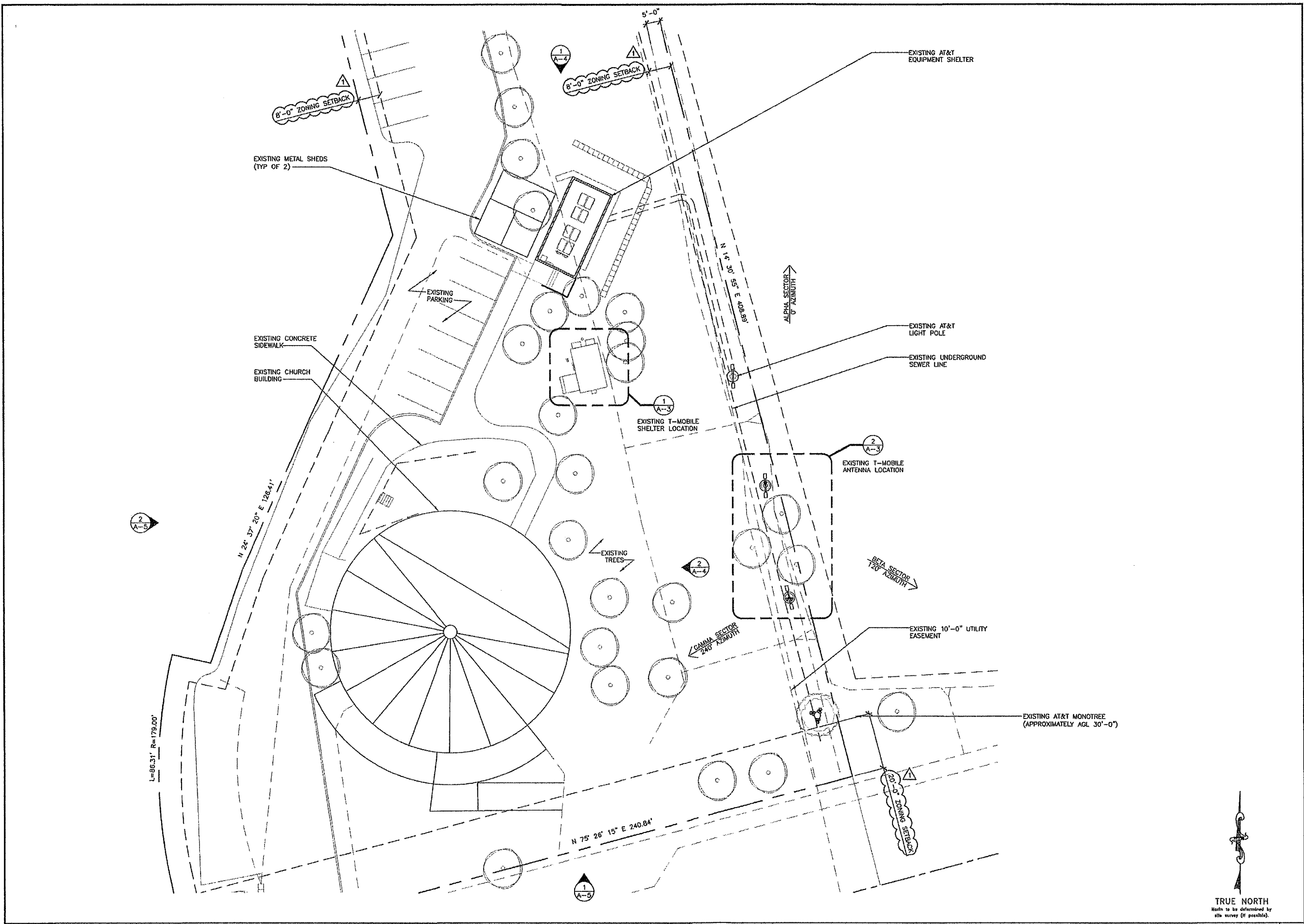
COMMUNITY CONGREGATIONAL CHURCH
 SD06536A
 2088 BERYL STREET
 SAN DIEGO, CA 92109

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NO.	DATE	DESCRIPTION	INITIAL	
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2	12/01/14	REVISED FOR SUBMITTAL	ZLN	

NOT FOR CONSTRUCTION UNLESS
 LABELED AS CONSTRUCTION SET

SHEET TITLE
 ENLARGED SITE PLAN

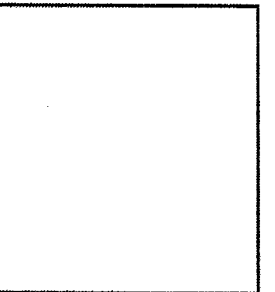
SHEET NUMBER
A-#2



T-Mobile
 10509 VISTA SORRENTO PKWY, SUITE 206,
 SAN DIEGO, CA 92121

Deprattinc.
 10948 CALLE BUENO GANAR
 JARVIS, CA 91335

PTS
 PACIFIC TELECOM SERVICES, LLC
 5188C AIRPORT LOOP DRIVE
 COSTA MESA, CA 92626



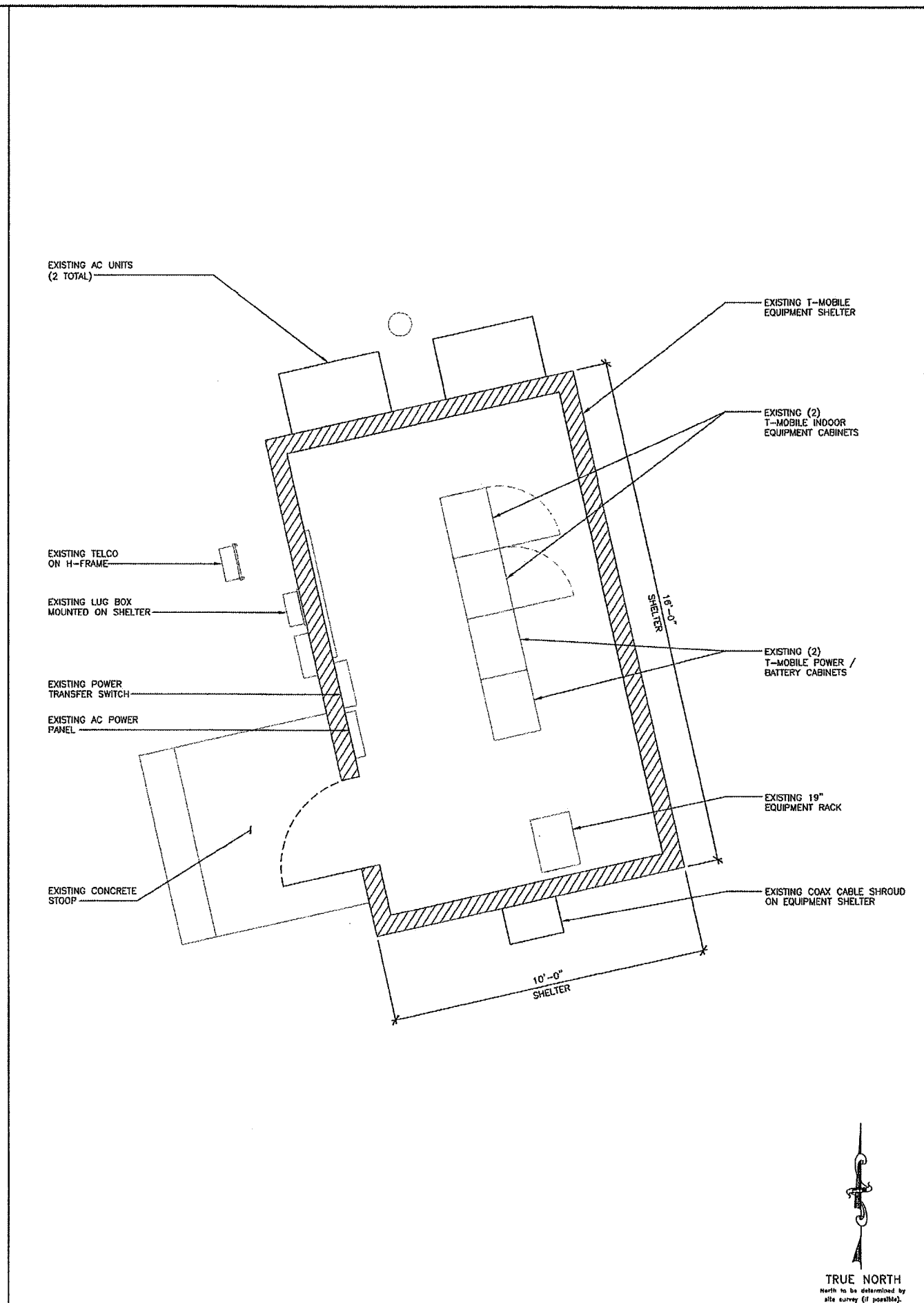
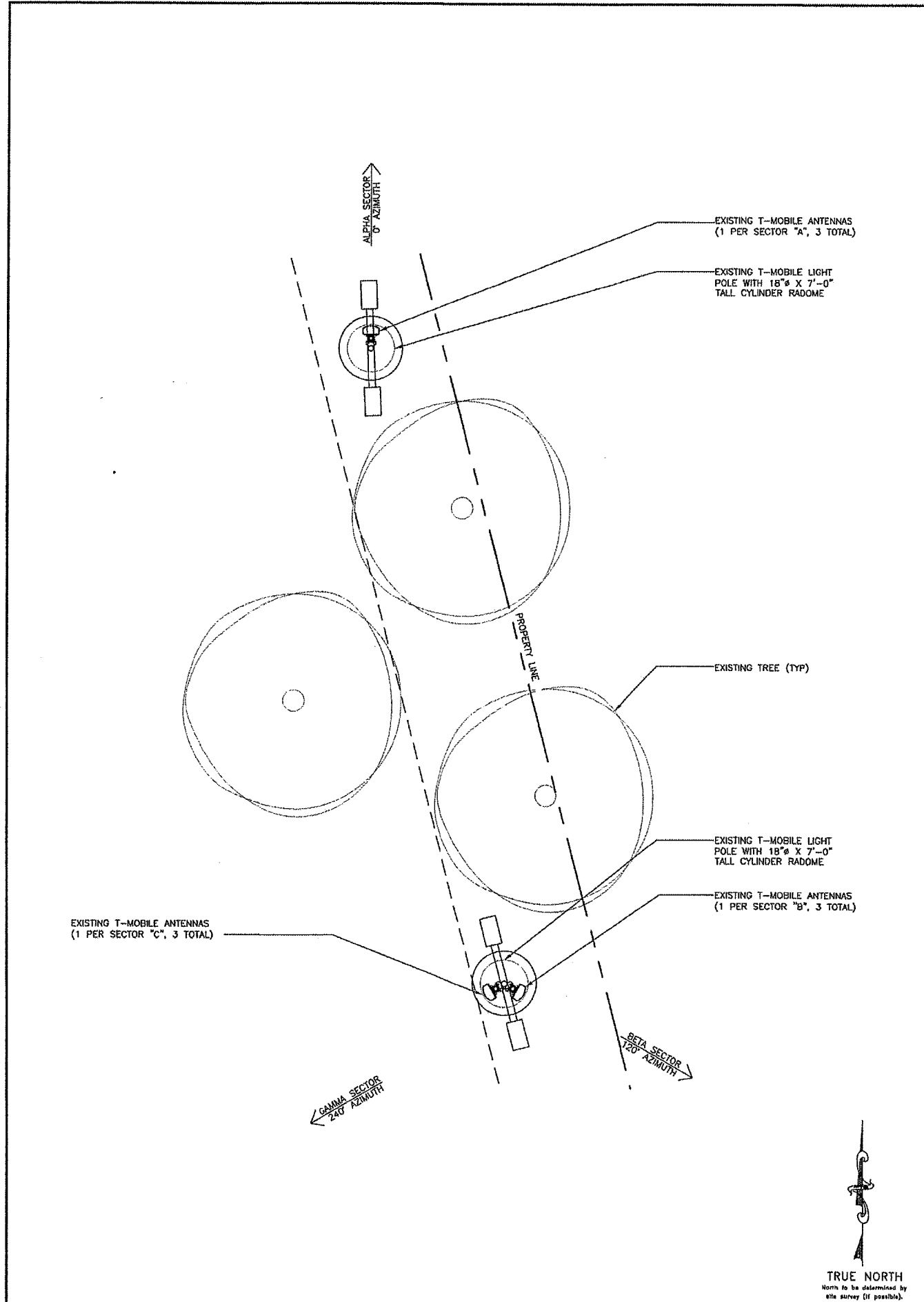
COMMUNITY CONGREGATIONAL CHURCH
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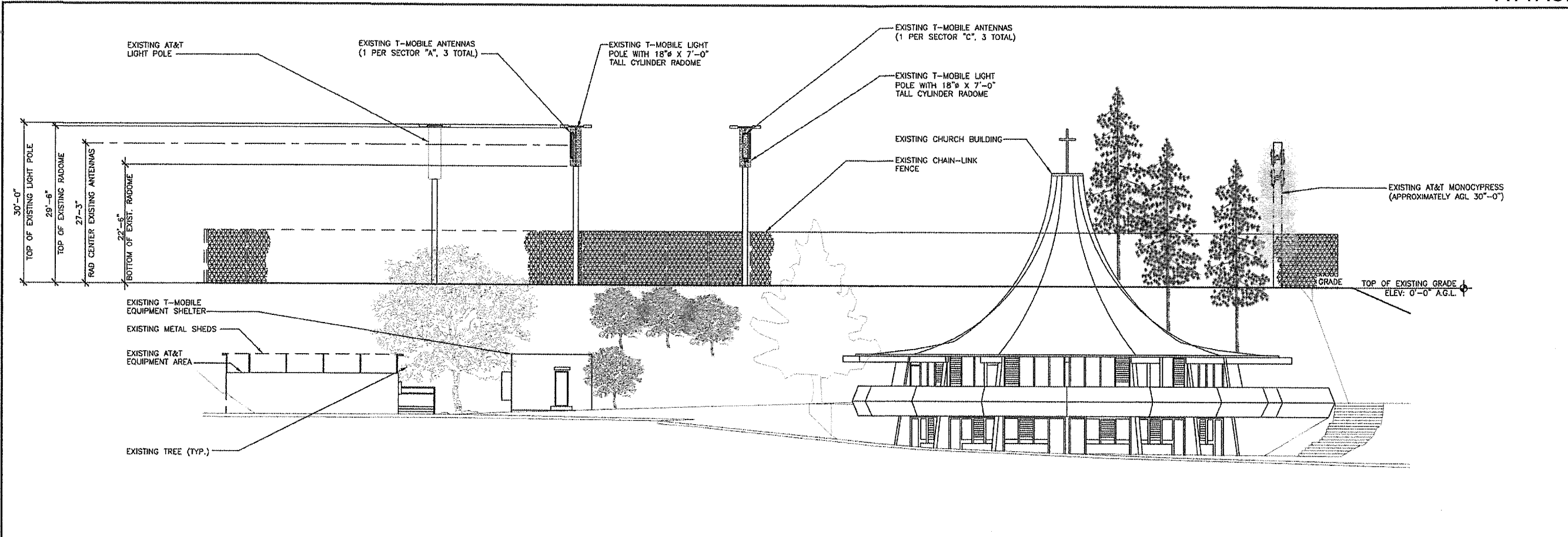
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NOT FOR CONSTRUCTION UNLESS
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SHEET TITLE
 EXISTING EQUIPMENT &
 ANTENNA PLAN

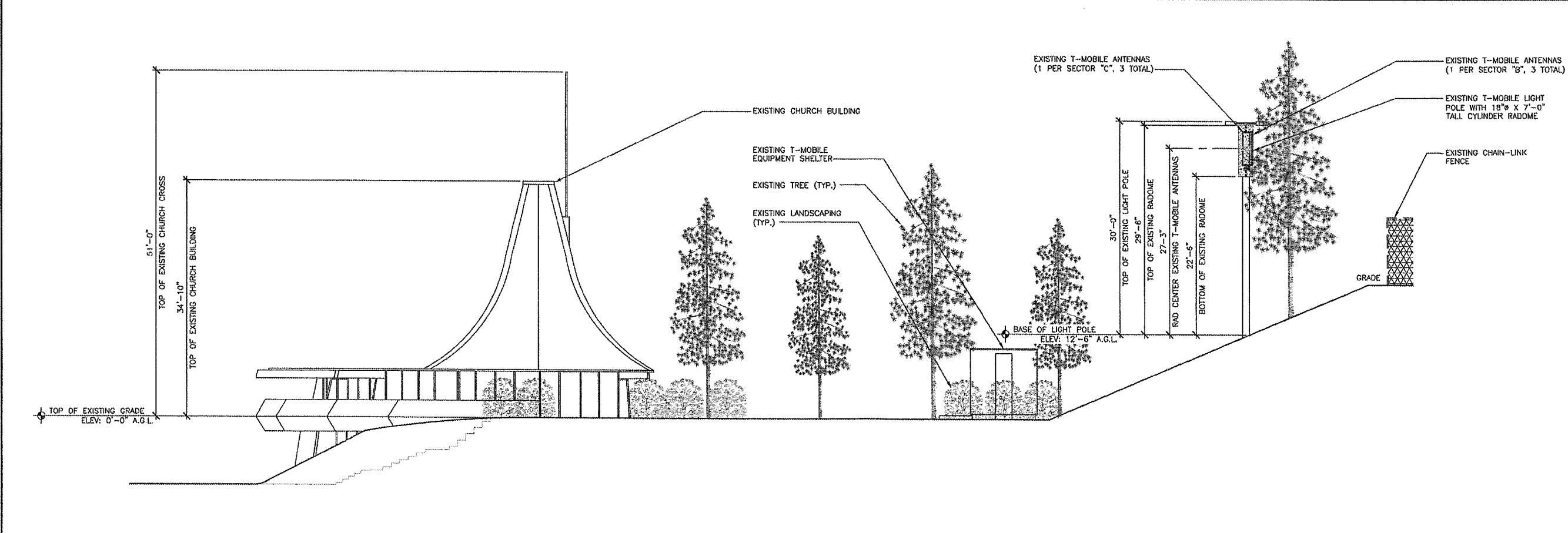
SHEET NUMBER
A-3





24"x36" SCALE: 3/32" = 1'-0"
 11"x17" SCALE: 3/64" = 1'-0"

EXISTING WEST ELEVATION 2



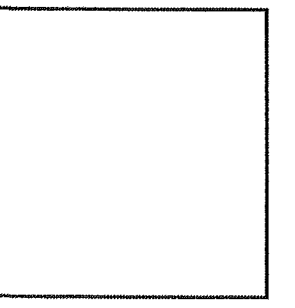
24"x36" SCALE: 1/8" = 1'-0"
 11"x17" SCALE: 1/16" = 1'-0"

EXISTING SOUTH ELEVATION 1

T-Mobile
 10509 VISTA SORRENTO PKWY, SUITE 204,
 SAN DIEGO, CA 92121

Deprattinc.
 13948 CALLE BUENO GANAH
 JANUL, CA 91535

PTS
 PACIFIC TELECOM SERVICES, LLC
 31900 AIRPORT LOOP DRIVE
 COSTA MESA, CA 92626



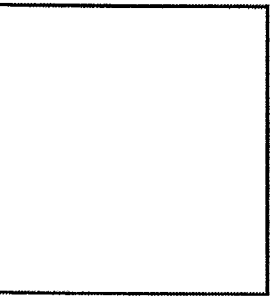
COMMUNITY CONGREGATIONAL CHURCH
 SD06536A
 2088 BERYL STREET
 SAN DIEGO, CA 92109

REVISIONS			
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2	12/01/14	REVISED FOR SUBMITTAL	ZLN

NOT FOR CONSTRUCTION UNLESS
 LABELED AS CONSTRUCTION SET

SHEET TITLE
 EXISTING SOUTH &
 WEST ELEVATION

SHEET NUMBER
A-5



COMMUNITY CONGREGATIONAL CHURCH
 SD06536A
 2088 BERYL STREET
 SAN DIEGO, CA 92109

REVISIONS				
NO.	DATE	DESCRIPTION	INITIAL	
0	02/21/14	ISSUED FOR SUBMITTAL	NB	
1	02/09/14	REVISED FOR SUBMITTAL	WJR	
2	12/01/14	REVISED FOR SUBMITTAL	ZLN	

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
ANTENNA SPECIFICATIONS

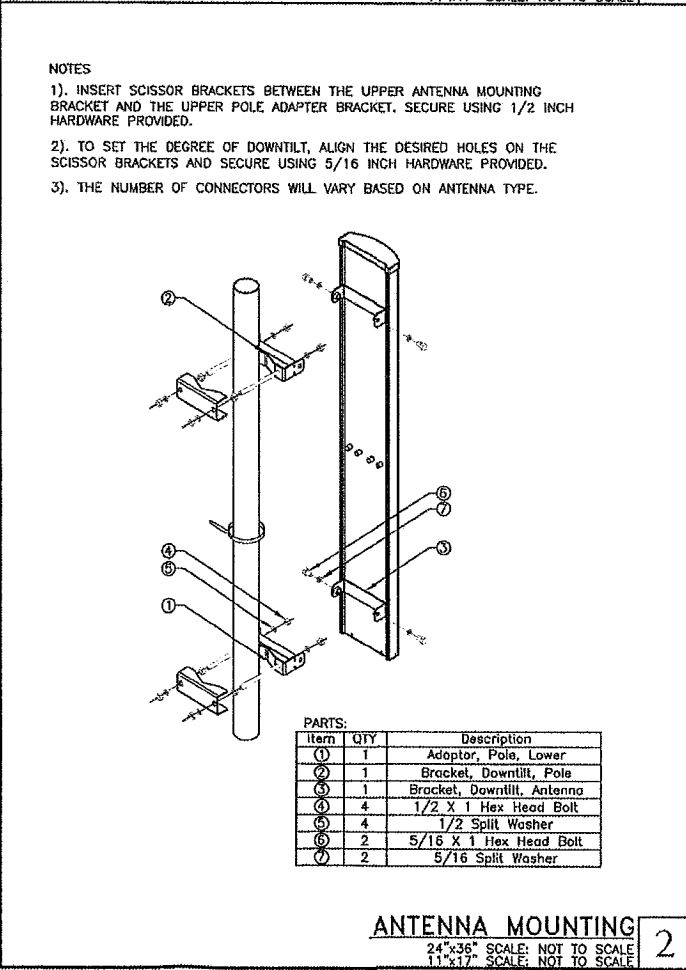
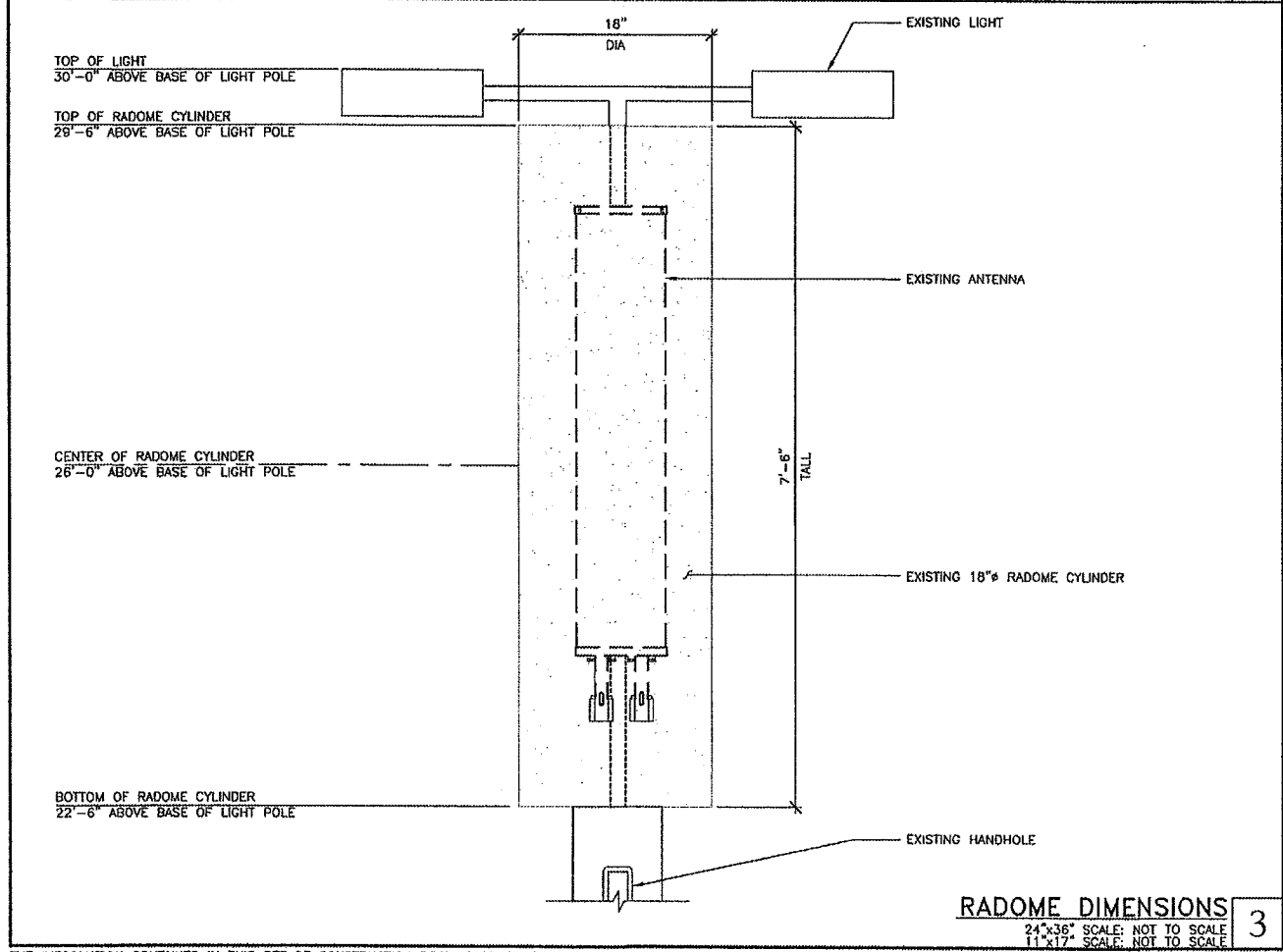
SHEET NUMBER
A-6

NOT USED
24"x36" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE
7

NOT USED
24"x36" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE
6

NOT USED
24"x36" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE
5

NOT USED
24"x36" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE
4



ANDREW	TMBXX-6516-R2M 2x5° Dual Band Quad Antenna	Decibel® Base Station Antennas
<ul style="list-style-type: none"> Patented cross dipole and feed system Rugged, reliable design with excellent PIM suppression Includes factory installed AIRQ RET actuator Fully compatible with Andrew TeleTR remote control antenna system 		
ELECTRICAL		
Frequency Range (MHz)	1710-2165	
Characteristic Impedance (Ohms)	100	
Azimuth BW (Deg)	64.5 ± 6	
Elevation BW (Deg)	7.2 ± 1.2	
Gain (dBi)	17.5 ± 0.8	
Polarization	+45°	
Front-to-Back Ratio (dB)	2° 4° 8° 16°	
Coax 100' ± 30'	>24 >24 >24 >24 >24	
Total Power 100' ± 30'	>24 >23 >23 >23 >23	
Upper Sidelobe (dB)	2° -18° -8° -10° -10°	
Main Beam to 120°	>18 >17 >15 >16 >11	
VSWR / Return Loss (dB)	1.36 / 1.15	
Port-to-Port Isolation (dB)	>30	
Electrical Tilt Range (Deg)	2-10	
Electrical Down tilt Accuracy (Deg)	± 0.9	
Cross-pol (dB)	2° 4° 8° 16°	
3 dB Beamwidth	>15 >13 >12 >12 >12	
Intermodulation Products (dBc)	165	
Max. Input Power (Watts)	250	
Lighting Protection	DC Ground	
PERFORMANCE TRACKING		
Gain Variation (dB) between UL and DL frequency pair	1.3	
Elevation Tilt Accuracy (Deg) between UL and DL frequency pair when 0° E°	+0.55	
Azimuth ISPBW (Deg) between UL and DL frequency pair	11.5	
MECHANICAL		
Net Weight (kg / lbs)	16.7 / 34.8	
Dimensions-LxWxD (inch)	1459 x 302 x 150 mm	
Max. Wind Area (sq ft / m²)	5.9 x 11.9 x 5.3 sqm	
Max. Wind Load (N / lbf)	729.4 / 164	
Max. Wind Speed (km/h / mph)	241 / 150	
Hardware Material	Hot Dip Galvanized	
Connector Type	2-16 DIN, Female (4)	
Color	Off White	
Standard Mounting Hardware	TR550099A-2	
<p>Andrew Corporation 2620 Wilson Parkway Folsom, CA 95630-1352 Tel: 214 401 0310</p> <p>Fax: 214 488 0090 Tel: 1 800 676 6347 Fax: 1 800 229 4709 www.andrew.com</p> <p>11/21/2009 Page 1 of 3 d22c2ba2b2c2c2c2</p> <p>Information correct as date of issue but may be subject to change without notice</p>		



www.pbplanning.org

Pacific Beach Planning Group

Minutes – Dec 2, 2014

1. 6:32pm meeting called to order, quorum established. Attendees: Brian Curry, Curtis Patterson, Eve Anderson, Michael Beltran, Kathy Combs, Deborah Conca, Patricia Dobson, Larry Emlaw, Don Gross, James Krokee, Imelda McClendon, Henish Pulickal, William Ramirez, Karen Sumek, Baylor Triplett and Joe Wilding

Members not present: Hilary Lowe, Scott Chipman, Paul Falcone, Chris Olson

2. Current Agenda – Modification & Approval:

Modifications:

- Wrong address for #4 on development subcommittee: 1367-69 Felspar.
- Subcommittee not going to approve cell phone towers and related items in the future.
- Adding Congregational church T-Mobile cell phone tower extension to development subcommittee action items. Needs a vote to add to agenda. 11-0

Eve made a motion to approve the agenda, Curtis seconded,

Motion Passed 11-0-0.

3. October 22, 2014 Minutes - Modifications and Approval:

Modifications:

1. Chris Olson on PB pathways under item 9. A brief history of Pacific Beach EcoDistrict was given and a presentation of the proposed PBPG specific list of action items. Re: Phase 1, signage, markers – approved. Motion: Chris Olson. Second: Curtis. Passed 16-1-0. Don Gross against.
2. PB Pathways (Phase 1 routes, sharrows, markers and signage). Committee recommends motion to approve. Chris Olson made a motion to approve the Phase One routes for implementation of the following PB Pathways Elements: Sharrows, Pavement Wayfinding Markers and signage using the concepts presented. The phase one routes are a) Ocean Front Walk (boardwalk) to bike path at Mike Gotch Bridge via Reed Ave, Haines Street, and PB Drive. b) Ocean Front Walk (boardwalk) to intersection of Haines and Diamond via Law Street and Haines c) Van Nuys Street to Bayside Walk (boardwalk) via Cass Street, d) Turquoise St. to Bayside walk (boardwalk) via Fanuel Street e) Cass St. to Olney Street via Diamond. Second: Eve Anderson. Passed 15-1-1. Against: Don Gross (other ways to do this). Abstain: James Krokee (too many signs).

Debra made a motion to approve October minutes as amended. Karen seconded,

Motion Passed 13-0-0.

4. Chair's Remarks

- Michael McQuary board of education trustee. Contacted Brian regarding PBPG involvement, MB high school, middle school and pacific language school. Wants a representative to be a liaison from our group to his group. Karen Sumak and Pat will be representatives. Passed 13-0
- Electric charging station, 8 stations on Reed. Counter proposal was 4 in library, 4 on street. Library said no to parking spots. Operator still wants to do 4 on the street. Don Gross: 3 charging stations in MB Park.

-CPC code update regarding SANDAG. Small carport ordinance. Regarding attached housing or detached units. CPC approved the ordinance.
 - Drainage channel clean out was approved. No more flooding at MB high school. Focus on vegetation, trash and silt. Don will need to contact others regarding trees. Don Gross: Still "hideout" areas.

5. Non-Agenda Public Comments (Note: 2 minutes maximum per speaker)

Don Gross: PB lost \$1M. District 2 has \$900k. We don't have any money for neighborhood repairs. Group that has the money doesn't have an EcoDistrict.

Sara Berns: Holiday Events: Dec 13 all day in PB. San Diego Santa Run 5k at 10AM. PB Holiday parade at 1:00PM. Haines to Bayard. Christmas on Crystal Pier from 2-5pm with Santa Claus. \$10 for digital picture on pier. Tree lighting at 5PM.

Eve Anderson: 1: SANDAG turned down by courts for transportation plan. 2. Shuttle to downtown turned down by the court. Wants traffic subcommittee to address it. Wants PB to be the first to have it.

Henish Pulickal: PROW update. 92 total violations – 24 corrected or applied for PROW. Most of the news racks have been removed or permitted. Only 2 publishers remaining that city is trying to contact for newsracks.

Frances Fellers: Tarrant has been the best rep for our area. Roland Bush is also great staff. Writes great letters. Thank you to city staff.

Joe Wilding: 1. Mossy Toyota gave 34 trucks to lifeguards for free. 2. Went to Rosedale and on Rosedale Ave all traffic lights turn green. Lights in our city are not coordinated. Need lights to coordinate. 3. Overpopulation, change 30' height limit to 20' feet.

Alan Harris: Dark for December (no meeting for PBTC). Next meeting location will be Crown Point music academy at 6:30, January 22nd. Thanks to Imelda for 25 Cities presentation. Thanks to Joe W for his service. Thanks to Ed Harris and Tarrant and Chet. PROW audit. Gave certification.

6. Government Office Report: (Informational Item)

Presenter: Councilmember Ed Harris (Council District 2)

Brian Curry: Thanks for help with code compliance, EcoDistrict, PB pathways, diligence shutting down medicinal marijuana dispensaries.

Councilmember Harris. His honor serving us. Liked representing neighborhoods and taxpayers. Brought Toyota deal to city for free trucks. Never wanted to be a politician. Was on dive team and became intolerant of gov't. Money allocated based on political power and not need. Represented lifeguard since 2000. By 2009 trucks and boats undependable. Bad day for a lifeguard is a tragic day for a family. Gave him a different perspective being in this office. Moving forward continue with community involvement. Only 30% voting. Calling on all groups, town councils, any civic organization. \$1.2 million spending on council member campaign, what is bought with that? General populace needs to have a voice. Some say community group isn't powerful enough. Need to bypass that. Only way to ensure our voice is by voting. Register, educate, and vote. Political strategy is to create negativity to avoid polls. Learned how to be effective. If issue is not in councilmember's budget, it's not a priority. Review community budget. Go to councilmember and tell them to put our issues on their budget. Need to get at least 4 council members to get on budget. As a group, do what lobbyists do. Why do councilmembers dictate rules of forum? Public should be able to ask any questions. Gov't works for people. Spread around some money \$60k into PB. \$30k for cross walk. Bike trails, etc. Marijuana dispensaries: shut down plenty. \$3m sitting in a fund from closed dispensaries. Use that money for police and code enforcement was his recommendation, but couldn't do that, ran out of time. Grew up in Orange County, played in fields, creeks. When he grew up everything was paved over. Then it took 2 hours to drive to beach because of traffic. Places

being built without adequate parking, b/c it's close to transportation. But these residents don't use public transit. If residents take up all street parking, no room for visitors. Supports mass transit. \$60m in budget surplus next year. Go after the money and make sure it's in the budget memo with Lori and other council members. PB deserves the money it generates from tourism. The priority budget is public info. Mayor's office puts out the budget. Independent Budget Analysis, Tarrant will forward. Gives key budget dates. Belmont Park: Things that are rushed are not disclosing something. Didn't support the deal. Did away with a key provision, requiring 2.5% spent for improvement annually. That comes to \$650k for investment back into the park per year. Over 50 years, that total is \$68m. City of San Diego would be paying for bar stools, glasses, stoves. Not a good deal. It's nuts. There's enough money in the city to be run very well. Audit ground leases and figure out where money is going.

Questions:

1. Jim Krokee: vacation rentals: Additional staff with compliance, possibly police. Needs for monitoring and enforcing vacation rental issues.
 - a. Code compliance officer is \$100k/year. Funded for extra, but not up and running.
 - b. Belmont Park: Previous owner supports Ed Harris. Lessee is 100% responsible for the Plunge, pool and building. Effect: Company bought lease for 25% of value. Should be getting \$1.3m/year for the lease. That's way too low. Rent credits reduce profit by half. \$600-700k. Could pay for code compliance officers. Any time we don't get our city revenue, it affects our account. City has lost over \$4m in 25 years. We have to get fair market value for our assets.
2. Larry Emlaw: condo conversion issue. Density is becoming a real problem. SFR turning into 2-4 homes. Garage conversions.
 - a. Need to change community plan. Lori is on land use committee. Needs to go through that committee. Have to get town council and community on board. Not opposed to density, but doesn't believe it should be right here (PB). Should be along transit lines. There's so much money to be made that developers are tweaking how they can make money. Don't have infrastructure to support increased density. Let's get trolley line down Grand ave. Infrastructure first, development 2nd. Didn't see that happen in Mission Valley.
3. Don Gross: No one says anything bad about Ed Harris. Presenting a news clipping regarding getting \$1m.

Tarrant: Few projects: 1. Tree removed from S. Graham.

2. Working on sidewalk at Tourmaline and Dawes.
3. Crosswalks, Ingraham and La Playa and Fortuna
4. Newspaper racks, 2 vendors left. Everyone else cleaned up.
5. Introduce Liselle, works for Lori Zapf.

Liselle: Worked for 2 councilmembers. For 8 years total. Policy work and PB is her only community. Invitation to inauguration at next Wednesday 10AM. Golden Hall. Eve invited her to PB events, parade and PB town council.

7. Election Subcommittee Update (Informational Item)

Presenter: Imelda McClendon

- Reviewed bylaws and handbook. Elections in March. Eligibility, live in census tract or business owner. Need photo id and/or utility bill. Commercial rep: owner, or letter from owner designating employee. Packet has application, 25 signature petition. Turn in packets by March 11, 5pm. Pickup/drop-off location will be updated online.
- Election procedures: Wednesday March 25, 4:45 – 6:30PM. Different tables for residential/commercial. Thorough counting process. Coin toss if tie. Seated in April. Challenges need to be received within 24 hours to Imelda. Need to attend 1 meeting in

past 12 months. Vacancies: 77.00, 78.00, 79.01, 79.03, 79.04, 80.01, 80.02/83.10, 3 commercial vacancies. Needs one more public member for subcommittee.

8. Vacation Rentals Ad Hoc Subcommittee (Informational Item)

Presenter: James Krokee

- First meeting was November. 33 attended. Half for/against. Discussed issues. Sent out minutes by email. 2 recommendations: 1. Permit at the city level/ordinance. Most other cities have permits. Most people agreed to that. Needs to have several components. 2. Restrictions on vacation rentals. Next meeting is Saturday in library at 10am. Asking for more members. Putting together statement of concern. Didn't say "28 day minimum," as printed in paper. Short term rental is less than 28 days. Will ask Lori to budget for permits, compliance and zoning issues. January 10, 11:30-1:30 is follow up meeting.
- Frances Feller: lives near crystal pier in 76 unit condo. Started as mostly owners, now lots of short term rentals.

*William Ramirez left

9. Development Subcommittee (Action Items)

Presenter: Curtis Patterson

1. T-Mobile project: Katelyn. Community Congressional Church. Parking lot lights that have antennae in them. Needs permit for another 10 years. Current permit about to expire.
 - a. Brian Curry: AT&T already in fake trees. No need to pass, already approved by FCC. Trees weren't maintained and they died.
 - i. Katelyn: should have been joint responsibility of church and AT&T.
 - b. Motion: Mike Beltran. Second: Deb Conca. Passed 11-1-2. Against: Patricia Dobson. Abstain: Kathy Combs and Don Gross.
2. 3954 Haines Street (PTS# 386464)
CDP to construct two new single-family residences
Subcommittee recommends motion to approve with recommendations.
 - a. Curtis: Jacaranda trees. Carport letter regarding walls must be open. Parking exceeded parking requirements. 2 needed, 4 provided. Requested drought tolerant landscaping. 3 bedroom
 - b. Scott presenting: basement parking. Upside down plan, bedrooms on main floor, living space on 2nd floor to take advantage of views to the west. Contemporary design, stucco and porcelain. Height, 24'7" on Haines, on alley 30'. Lot size: 2,500.
 - i. Rob (project owner): He's built 22 homes. 11 vacation homes. 11 long term, 5 families. Only one home with more than 2 drivers.
 - ii. Public: Solar? Yes.
 - iii. Don Gross: If it was a lot split, should be 3,000. Using grandfathered lots is not allowed.
 - iv. Curtis: two existing legal lots.
 - v. Motion: Mike Beltran. Second: Curtis. Passed 12-2. Against: Larry Emlaw (typical development), Don Gross (not on 3,000 sq ft. lot).
3. 945 Law Street (PTS# 386474)
CDP to construct two new single-family residences.
Subcommittee recommends motion to approve with recommendations.

- a. Curtis: photovoltaic, jacaranda street trees, carport letter, self-assessment rubric completed. Buyers wanted front yard instead of back yard. Preferred front yard fence. Drought tolerant landscaping
 - b. Scott: 3,100sf lot, 2,300sf house. 2 car open garage, 4 bed/3bath. Set back 30'.
 - c. Motion: Curtis. Second: Michael Beltran. Passed 9-5. Against: Eve Anderson (parking), Larry Emlaw ("Beach disease"), Don Gross, Baylor Triplett, Joe Wilding (Density).
4. 871 Agate Street
Two-unit condominium conversion.
Subcommittee recommends motion to approve with recommendations.
- a. Drought tolerant plants. Passed subcommittee 4-1.
 - b. Don: 2 lots merged into one lot. Two 3 bed condos. 4 parking spots.
 - c. Building under density. Easement is main reason. Just changing legal title. Currently apartments, changing to condo.
 - d. Motion: Curtis. Second: Pat Dobson. Passed 11-2-1: Against: Larry Emlaw (Parking), Don Gross ("Hustle committee"), Abstain: Baylor Triplett (parking)
5. 1367-69 Felspar (PTS# 381122)
CDP to construct four new condominiums.
Subcommittee recommends motion to approve with recommendations.
- a. Curtis: loft not to be used as bedroom. Fence project due to proximity to school.
 - b. 2 car garage for each unit. 3 story building. All to code. Under FAR. Walls between units have sound insulation. Double stud walls.
 - c. Don Gross: How many adults live in these units?
 - i. 8 adults.
 - d. Jim Krokee: Mini dorm concern.
 - i. Curtis: It's on title that they are 2 bedroom units. Loft can't count as bedroom. Loft is 7x10. Too small for a bedroom.
 - e. Lot size 6200 sf, 50x125 RM 2-5.
 - f. Motion: Curtis. Second: Deb Conca. Passed 12-3: Against, Karen Sumek (didn't change landscaping), Joe Wilding ("which jelly donut made me fat?," doesn't like 30 foot development), Don Gross.

***MOTION** to extend until 8:40. Mike 1st, Joe 2nd. 16-0 approved.

10. Traffic & Parking Subcommittees (Action & Information Items)

Presenter: Michael Beltran

- 1. Foothill Boulevard (Action Item)
Committee recommends motion to "Lower the speed limit to 25 mph on Foothill Blvd and implement the traffic circles and other "complete street" elements for bicycle, pedestrian and vehicular safety on Foothill Blvd. between Fanuel and Beryl."
 - a. 25mph due to speed trap laws. Average speed was 33.4. So city raised speed to 30mph so it's radar enforceable. Residents don't like it, want 25 mph. Lots of crashes, residents are posting signs. Subcommittee voted to reduce speed to 25mph 5-0-0.
 - b. Jeff Rosen: cars are going faster. 59 residents on foothill, most signed petition. Only people that didn't sign weren't home.
 - c. Went up to 30mph in September, we found out after the fact.

- d. Baylor: can we do speed dips? –
 - i. Brian Curry: not sure if it's part of "complete streets."
- e. Joe Wilding: lots of areas need to have lower speeds, especially near schools.
- f. Allan: installing 2 solar speed signs.
- g. Motion: Imelda. Second: Mike Beltran. Approved 14-0

11. Other Subcommittees (Action & Information Items)

Code Enforcement: Henish Pulickal - nothing

Communications Subcommittee: Baylor Triplett - creating a vacation rental section on website.

Special Events: Eve Anderson - A new At-Large member was elected by the board: Norm Kleyh, who is a property manager in PB. The committee will elect officers in January.

12. Meeting Adjourned at 8:41pm.

(Next Meeting: Wednesday, January 28, 2014)



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title **Project No. For City Use Only**
 T-Mobile Community Congregation

Project Address:
 2088 BERYL STREET, SAN DIEGO

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Project Title: T-Mobile Community Congregation	Project No. (For City Use Only)
Part II - To be completed when property is held by a corporation or partnership	
Legal Status (please check):	
<input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? _____ Corporate Identification No. _____ <input type="checkbox"/> Partnership	
<p>By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
Corporate/Partnership Name (type or print): T-Mobile USA, Inc Owner <input checked="" type="checkbox"/> Tenant/Lessee	Corporate/Partnership Name (type or print): COMMUNITY CONGREGATIONAL CHURCH OF P.B. <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: 10509 Vista Sorrento Parkway, Suite 206 City/State/Zip: San Diego, Ca 92121 Phone No: 858-334-6139 Fax No: 858-334-6198	Street Address: 2088 BERYL ST. City/State/Zip: SAN DIEGO, CA 92109 Phone No: 858-274-6600 Fax No:
Name of Corporate Officer/Partner (type or print): JON ZUMSTEG Title (type or print): VICE PRESIDENT Signature: _____ Date: _____	Name of Corporate Officer/Partner (type or print): ELIZABETH R BREEDEN Title (type or print): CHAIR of BOARD of Trustees Signature: Elizabeth R. Breeden Date: 6/15/14
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:

T-Mobile Board



Timotheus Höttges

Chairman of the Board



W. Michael Barnes



Srikant M. Datar



Bruno Jacobfeuerborn



Thorsten Langheim



Kelvin R. Westbrook



Project Chronology

T-Mobile – Community Congregational – Project No. 375891

Date	Action	Description	City Review Time	Applicant Response Time
10/17/2014	First Submittal	Project Deemed Complete		
11/25/2014	First Assessment Letter		39	
12/11/2014	Second Submittal			16
1/2/2015	All issues resolved		22	
3/19/2015	Public Hearing – Planning Commission		76	
TOTAL STAFF TIME			137	
TOTAL APPLICANT TIME				16
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	153 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 5, 2015

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: March 19, 2015
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
 202 C Street, San Diego, California 92101

PROJECT TYPE: CONDITIONAL USE PERMIT AND PLANNED
 DEVELOPMENT PERMIT, PROCESS FOUR
PROJECT NUMBER: 375891
PROJECT NAME: T-MOBILE – COMMUNITY CONGREGATIONAL
APPLICANT: Debra DePratti, DePratti, Inc., agents representing T-Mobile

COMMUNITY PLAN AREA: Pacific Beach
COUNCIL DISTRICT: District 2

CITY PROJECT MANAGER: Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5349/ahempton@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of panel antennas mounted on two 30-foot tall light standards and an associated equipment enclosure. The project is located at 2088 Beryl Street.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 business days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be

limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on February 3, 2015 and the opportunity to appeal that determination ended February 18, 2015.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24004810

Revised 11-17-14